



I. Introduction of Board and Staff – Present: Board Members – John Brighton – Chair, Joe Roberto, Joanna Whitcomb- Selectboard representative, Carey Callaghan – Selectboard alternate Staff – Norm Bernaiche, Sue Girouard

III. Abatement Applications

Motion to approve minutes from May 14, 2025 hearing made by Roberto, seconded by Brighton – All in favor.



Advisory Board of Assessors – Minutes Wednesday July 31, 2025 – 900 a.m.

Review of three exempt property applications held over from May 14, 2025 meeting.

Eleazar Wheelock House 4 West Wheelock Street parcel ID: 33-37-1
Forward to Town attorney.

NH Public Broadcasting Inc. 55 Moose Mt Road parcel ID: 10-30-1
Exempt

Visions for creative housing 11 South Park Street parcel ID: 34:97:1
Solutions Inc
Exempt – however this needs to be brought to the Selectboards next meeting on August 18, 2025 under 72:23-K (payment in lieu of taxes) to advise Visions of the October 1st deadline to approach Selectboard with a PILOT proposal.

Motion made by Brighton and seconded by Roberto, all in favor.

Whitcomb excused from meeting at 9:30 a.m. and Selectboard alternate Callaghan stepped in.

- V. **New Business** – Bernaiche explained 2025 revaluation summaries and analysis reports to be released soon. Reviewed goals of revaluation –
Assessment to sale price – between 90% to 110% 2025 should be 100%
COD (coefficient of disbursement) under 10% 2025 should be 8.31%
PRD (price related differential) 98-103

Sales data for the above was first gathered from 4/1/23 to 4/1/25 and further refined to 4/1/24 to 4/1/25.

Unsold property test – was discussed as it the standard to determine that sales chasing is not a factor in the revaluation.

- VI. Motion to adjourn by Roberto, seconded by Brighton – all in favor.
Meeting adjourned 9:51 a.m.