



Advisory Board of Assessors – Minutes

Wednesday July 31, 2025 – 900 a.m.

Meeting called to order 9:01 a.m.

- 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
- II. Assessing process explained**
- III. Abatement Applications**

Recommendation: Norm explained recommendation to reduce assessment due to review of additional owner information.

Tax Year 2024 Assessment:	\$11,907,900.
Revised assessment:	<u>\$ 9,492,900.</u>
Abate	\$ 2,415,000.

Motion to approve made by Roberto, seconded by Brighton – All in favor.

Recommendation: Reduce assessment based on market value and condition of building.

Tax Year 2024 Assessment:	\$636,400.
Revised assessment:	<u>\$369,200.</u>
Abate	\$267,200.

Motion to approve made by Roberto, seconded by Brighton – All in favor.

IV. Old Business:

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



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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.