

**BOARD OF ASSESSORS' MINUTES
COMMUNITY ROOM – POLICE STATION**

MONDAY – NOVEMBER 22, 2004

Assessors Present: Chairman Jonathan L. Fein and James J. O'Connell
Absent: Scott C. Bush
Also Present: Assistant Assessor Robert P. Leclair

Assessors' Chairman Fein called the meeting to order at about 8:30 a.m.

Acceptance of Minutes

Minutes of the November 1, 2004 meeting were accepted as presented.

Public Comment/Correspondence

No one was in attendance for this portion of the meeting.

Measure and List

Personal property inspections have been completed and the new accounts will be taxed for fiscal 2005. Real estate has not been completed and the Assessors have made a decision to have all changes applied to the property record cards for fiscal 2006. Original plans were to have the corrections/changes applied for the current fiscal year (FY2005). Assistant Assessor Bob Leclair will notify the various media outlets of this change in the form of a press release.

It was decided that in the case of three individuals the change to their property record card would be reflected on the FY2005 actual bill in January. These individuals had been specifically notified that the changes would take place for fiscal 2005 prior to the Assessors being made aware that VISISON APPRAISAL was running behind schedule. Letters to these individuals were review and will be mailed.

Classification Hearing & Tax Recapitulation

The Assessors reviewed the ramifications of various changes involved with instituting a split tax rate. After considerable discussion, the Assessors agreed to recommend to the Select Board that they adopt a factor of "1" that will keep all property classes at the same rate. One of the reasons the Assessors are recommending a single rate is because almost 96% of the town's value is residential while only 4% is in the three other classes (Commercial, Industrial and Personal Property). It is anticipated that the FY2005 tax rate will be \$17.12 if a single rate is approved by the Select Board.

An FY2005 rate of \$17.12 per thousand dollars of value would be 9.37% lower than the FY2004 rate of \$18.89 which was also a single rate. The reason for this is that the Tax Levy increased by 3.05% and the property value increased by 13.70%.

Total property value for the town increased from \$1,607,035,468 to \$1,827,211,141 (\$220,175,673). The average single-family home value increased 14.75% from \$270,348 to \$310,225. This results in an increase of about \$204 or 4% in the "average" single-family tax bill.

Adjournment

The meeting was adjourned at about 9:35 a.m.

Next Meeting: – Monday, December 6, 2004 8:30 a.m.
Community Room of the Police Station

Respectfully Submitted,

Robert P. Leclair, CMA, RMA, MAA
Assistant Assessor