

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, The time, place and purpose of which are as follows:

**MINUTES  
BOARD OF ASSESSORS  
Monday January 8, 2018  
5:30pm Old Point Avenue School Meeting Room**

- A. **Salute to the flag:** Meeting was called to order at 530pm.
- B. **Roll Call:** Assessors Jack Ducharme, Paul Fortin, George Elias and Ronald Moody were present. Assessor Al Veneziano was absent. Also in attendance were Assessors Agent Shirley Bartlett, Town Manager Tim Curtis and legal counsel David Silk.
- C. **Discuss acceptance of meeting minutes from November 13, 2017 & November 29, 2017:** Motion to approve both sets of minutes by Mr. Fortin, seconded by Mr. Elias. Motion carries 4-0.
- D. **Old Business (Assessor’s concerns from immediately preceding meeting):** None

**E. New Business**

- 1. **Discuss Abatement Requests:** The Board considered the following abatement requests.

OWNER	TAX	ACCT	MAP	LOT	REDUCTION			
Staley, Carolyn M.	REAL	113	10	41	\$2,700	\$58.05	Remove garage that burned in 2016	
Hikel, Joy	REAL	195	12	012-001	\$20,000	\$430.00	Entitled to homestead exemption	
Flannigan, James & Brenda	REAL	3228	20	005-001	\$46,800	\$982.80	Changed from modular to doublewide	
Flannigan, James & Brenda	REAL	3228	20	005-001	\$19,500	\$419.25	Changed grade from 3 to 2	
Burns, Stephen	REAL	3372	5	009-003	\$23,700	\$509.55	corrected acreage	
Browne Family Enterprises	REAL	2532	7	52	\$2,600	\$55.90	remove building	
Browne Family Enterprises	REAL	1730	31	006-A	\$11,800	\$253.70	remove buildings	
Corson, Phyllis	REAL	1579	3	51	\$25,000	\$537.50	exemptions, land transfer	
Weston Homestead Farm Corporation	REAL	2280	5	009&024	\$5,100	\$109.65	adjust acreage	
Stratton, Jennifer	REAL	787	19	91	\$12,600	\$270.90	lowered condition	
Poulin, Robert	REAL	3047	3	44-A	\$3,300	\$70.95	land split	
TOTAL					\$173,100	\$3,698.25		

Assessor Elias asked why there was such a large difference between the value of a modular home and a doublewide trailer. Ms. Bartlett said a modular is considered a stick built home. Mr. Ducharme said the adjusted value is much lower than what a person could purchase a new doublewide trailer, but the values should reflect consistency among all the mobile homes in the area.

Mr. Fortin said if you take into consideration retail sale prices then no property is worth what the original investment was when the building was purchased or built.

Motion from Mr. Elias to approve the abatements as presented for a total of \$173,100 in value reduction and a \$3,698.25 in tax, seconded by Mr. Moody. Motion carries 4-0.

The board then considered three supplemental tax bills that are the result of some of the previous abatements:

OWNER	TYPE OF TAX	ACCT	MAP	LOT	VALUE INCREASE	TAX INCREASE	REASON
Piper Hamilton, LLC	RE	3375	5	009-001	\$19,400	\$417.10	4.32 acres split from Weston Homestead
Corson, Daniel	RE	1845	3	51-ON1	\$24,700	\$531.05	add acres transferred from mother
Moore, James G.	RE	3047	3	44-A	\$25,700	\$552.55	land split from Poulin
TOTAL					\$50,400	\$1,500.70	

Motion by Fortin to approve the supplemental tax bills as presented a total of \$50,400 of increased value and an additional tax of \$1,500.70, seconded by Mr. Elias. Motion carries 4-0.

Town Manager Curtis brought a recommendation to the board to consider abating some of the land value for 160 Whittier Farm Road. This property owner has been working to pay back taxes and has paid out of foreclosure for 2014 taxes and continues to make payments. Assessing Agent Bartlett has determined that her property is not assessed consistently with the neighboring lots along the lake. Her recommendation was to reduce the land value as follows:

OWNER	TYPE OF TAX	ACCT	MAP	LOT	VALUE REDUCTION	TAX REDUCTION	REASON
Watters, Nancy	REAL	2111	42	15	\$23,100	\$496.65	corrected land assessment FY18
Watters, Nancy	REAL	2111	42	15	\$23,100	\$485.10	corrected land assessment FY17
Watters, Nancy	REAL	2111	42	15	\$23,100	\$450.45	corrected land assessment FY16
TOTAL					\$69,300	\$1,432.20	

Motion by Mr. Fortin to approve the changes to account #2111 for three years totaling an abatement of land value of \$69,300 and a reduction in taxes of \$1,432.20, seconded by Mr. Elias. The reduction will leave a total of \$11,345 due in back taxes on the property. Motion carries 4-0.

F. **Assessors Concerns:** None

G. **Citizen Concerns:** None

H. **Executive Session to consult with legal counsel pursuant to 1MRSA 405 (6) (E):**

Motion by Mr. Elias to enter executive session, seconded by Mr. Moody. The Board entered executive session at 6:03pm.

The board came out of executive session at 6:44pm with no action taken. (Note: Assessor Al Veneziano arrived during executive session).

I. **Adjournment:** Meeting adjourned at 6:45pm.