

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 March 27, 2017  
5:30pm Old Point School Meeting Room**

- A. Salute to the flag: Meeting called to order at 530pm
- B. Roll Call: Assessors Al Veneziano, Jack Ducharme, Paul Fortin, Ron Moody and Mike Edgerly were present. Town Manager Tim Curtis was also in attendance.
- C. Discuss acceptance of meeting minutes of January 23, 2017: Motion to approve by Mr. Fortin, seconded by Mr. Edgerly. Motion carries 5-0.
- D. Old Business (Assessor's concerns from immediately preceding meeting): None
- E. New Business
  - 1. Review Abatement Requests: Town Manager Curtis said Assessing Agent Shirley Bartlett would not be able to attend, but she had briefed him on the abatement requests before the Board and provided her notes.

**RE770 - Economy Properties LLC: 67 Main Street (Russell Building).** The building is in poor condition. The pipes are broken, there are no windows in the second and third floors, the roof leaks, and there are no interior walls. Mr. Fortin asked what the value of the building is currently. Mr. Curtis said currently the building is valued at \$79,000 and this abatement would take into consideration the deteriorated condition. Motion to approve an abatement of \$31,100 in valuation and tax of \$653.10, by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0.

Town Manager Curtis noted that he had asked Shirley to look at another empty building on Main Street to consider adjusting the valuation for poor condition as well.

**RE89 - Mark & Luke Mantor: 5 Mantor Way.** Glen transferred the ownership of his property to his sons, Mark and Luke. Glen retained life tenancy and is entitled to the homestead exemption. Motion to approve an abatement of \$15,000 in taxable valuation and tax of \$315.00 by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0

**RE3126 – John Martins Jr: 26 Martins Road.** A calculation error occurred in the TRIO software overvaluing a second house lot. Motion to approve an abatement of \$22,700 in valuation and tax of \$476.70 to correct this error by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0

**RE561 Charles Potratz: 17 Locust Street.** He requested an abatement of \$13,900 based on a Summery Appraisal Report dated Sept 3, 2015. I inspected the property on June 20, 2016

and lowered the value from \$50,700 to \$38,000. Motion to deny by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0.

The next two requests to come before the board involved residents asking for abatements based on bank appraisals or broker opinions. Shirley recommends staying away from this practice because it results in inequitable valuations since not everyone may demand a change in valuation. The proper adjustments will be made across the board at the next town revaluation. Mr. Fortin asked what the difference was between these requests and the abatement the Board just granted to account #770. Town Manager Curtis said that abatement was for a change in condition from good to fair or poor which can be accounted for in the TRIO software.

Mr. Ducharme asked if people who ask for an abatement based on market research would be informed that there will be a revaluation in the near future. Mr. Curtis said that was the case and he expected more people to ask as many of the foreclosed homes in town are being sold to individuals. Selectman Ducharme asked for a position in writing so the board can be on the same page when it comes to fair and equitable responses to abatements requests.

**RE149 Benjamin Wagg: 146 Lower Mills Road.** He requested an abatement of \$16,300 based on a bank appraisal dated July 18, 2016. Current assessment is \$87,000. Motion to deny by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0

**RE1129 BayView Loan Servicing LLC: 14 East Houghton Street.** BayView submitted a broker's opinion of value and have the property listed a \$44,900. Current assessment is \$85,000. Motion to deny abatement by Mr. Fortin, seconded by Mr. Ducharme. Motion carries 5-0.

**RE3350 Paul Oullette:** He requested an abatement of \$22,500 based on a comparison of the assessment of lot 008-003-001. RE3350, 008-031-004 was assessed as a 4 acres base lot and 2.83 acres of rear land valued at \$27,000. RE412, 008-003-001 was assessed as 54 acres of rear land valued at \$29,200. Lots assessed as rear land should be combined with a lot assessed with a base lot and combined into one tax account. Shirley noted that this practice has not been followed in Madison, but it is consistent with state law, therefore she recommended an abatement. Mr. Fortin asked if the land was going to remain separated or if the owner was going to combine it all into one lot, Town Manager Curtis said that Shirley had told him that the owner had signed off on combining the property. Motion by Mr. Fortin to approve an abatement of \$22,400 and tax of \$470.40, seconded by Mr. Ducharme. Motion carries 5-0.

**RE22 Robert Shibley:** After reviewing with Town Manager today, Shirley will have to do more research to find out if the site improvements that the Town has recorded were every actually done to the property. Motion by Mr. Fortin to table this abatement request until the next Assessors meeting, seconded by Mr. Ducharme. Motion carries 5-0.

F. Assessors Concerns: Mr. Fortin asked if it was worth doing a sample check of home values around town to get an idea of what the revaluation would result in. Town Manager Curtis said that they could try but he's not sure how good that information would be. Mr. Curtis said he has been tracking the bank foreclosures and he believes that the majority of the properties that could be overvalued are in the town village area rather than out of town.

G. Citizen Concerns:

H. Executive Session to consult with legal counsel pursuant to 1MRSA 405 (6) (E). Motion to enter executive session by Mr. Fortin, seconded by Mr. Edgerly, motion carries 5-0. The Board entered executive session at 5:51pm.

The Board came out of executive session at 6:19pm with no action taken.

I. Adjournment: Meeting adjourned at 6:20pm.