

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 28, 2019
4pm Town Office Assembly Room**

- A. **Salute to the flag:** Meeting called to order at 4pm.
- B. **Roll Call:** Assessors Ron Moody, Jack Ducharme and David Savage were in attendance. George Elias and Al Veneziano were absent. Assessors Agent Shirley Bartlett and Town Manager Tim Curtis were also present.
- C. **Discuss acceptance of meeting minutes from November 5, 2018.** Motion to accept the minutes by Mr. Savage, seconded by Mr. Ducharme. Motion carries 2-0-1 (Mr. Moody abstained since he was not in attendance at the November 5 meeting).
- D. **Old Business** (Assessor's concerns from immediately preceding meeting): None
- E. **New Business**

1. Abatement Requests

- a. **Account #3029 19 Oak Street:** Town Manager Curtis explained that this mobile home should not have been taxed for the past three years since it is uninhabitable. If the Town were to foreclose on it for unpaid 2016 taxes, then the Town would be liable for lot fees and the costs associated with removing it.

Motion to abate the taxes, plus fees and interest for account number 3209 for 2016, 2017 and 2018 tax years by Mr. Moody, seconded by Mr. Savage. Motion carries 3-0.

Going forward this account will be brought down to \$0 value.

- b. **Other Abatements:** Shirley Bartlett brought a few other abatement requests to the Board.

Account #PP435 – This Personal Property bill was sent to the previous owner instead of the new owner. Ms. Bartlett recommends abating and sending the correct bill to the new owner.

Account #300 - This property has been sold and split. Recommended to abate and then send two proper supplemental tax bills.

Account #1040 - This property 18 Houghton Street was sold out of foreclosure. After reviewing the condition, Ms. Bartlett recommends a reduction in value of \$14,000 from \$90,000 to \$76,000.

Account #1505 – At the request of the property owner, Ms. Bartlett reviewed the property and made an adjustment in the land value due to a large portion of it being unusable. Recommended to reduce land value from \$33,000 to \$24,300.

Account #2885 – The Town had the wrong acreage listed on this account and a reduction of \$1,100 for both the 2018 and 2017 tax years is recommended.

Motion by Mr. Moody to approve the slate of abatements as presented.
Seconded by Mr. Savage. Motion carries 3-0.

2. Supplemental Tax

- a. **Account #1584 (#3387)** Adjust Tree Growth Penalty: At the November 5, 2018 meeting the Assessors authorized a Tree Growth Penalty of \$7,600 to allow for all 40 acres in account #1584 to be taken out of Tree Growth. Since then the property owner has changed their mind and only wanted to remove one acre which has been sold and created account number 3387.

That penalty amount is \$4,044 charged to Account #3387. Motion to assess the Tree Growth Penalty of \$4,044 to Account #3387 by Mr. Savage, seconded by Mr. Moody. Motion carries 3-0.

- b. **Account #PP435** As mentioned in the previous abatement action, the bill for Personal Property account #435 was abated from the previous owner and now a bill needs to be created and sent to Franklin Somerset Federal Credit Union. Motion to send a supplemental tax of \$178.45 to FSFCU by Mr. Savage, seconded by Mr. Moody. Motion carries 3-0.

3. **Discuss Hydro Valuation Updates (Eagle Creek):** Ms. Bartlett has had some work done by an outside contractor to take another look at the formulas for compiling the cost approach, market approach and the income approach. This is part of the process of creating an approach to valuation that the Town can call its own and defend if needed.

It was the consensus of the Board to have Ms. Bartlett continue to develop this valuation to be used for the 2019 Commitment.

4. **Update on MPI Hearing before the State Board of Property Tax Review:** There is still no set date for the State Board to deliberate and make a final decision. The hope is that there will be a date set in early February.

F. **Assessors Concerns:** None

G. **Citizen Concerns:** None

H. **Adjournment:** Meeting adjourned at 4:40pm.