MINUTES OF THE
ASSESSING STANDARDS BOARD

Approved as Amended

DATE: May 16, 2016  
TIME: 9:30 a.m.

LOCATION: NH Dept of Revenue, 109 Pleasant Street, Concord NH

BOARD MEMBERS:

Senator Bette Lasky ~ Absent  
Senator Regina Birdsell ~ Absent  
Representative Peter Schmidt  
Representative Mark Proulx  
Stephan Hamilton, NHDRRA  
Len Gerzon, Public Member, Chairman  
Jim Wheeler, Municipal Official, City  
Paul Brown, Municipal Official, Towns >3,000

Eric Stohl, Municipal Official, < 3,000  
Robert Gagne, NHAAO  
Rick Vincent, NHAAO, City Official  
Loren Martin, Assessing Official, < 3,000  
Marti Noel, Assessing Official, > 3,000  
Betsey Patten, Public Member  
Thomas Thomson, Public Member

MEMBERS of the PUBLIC:

Mary Pinkham-Langer, NHDRA  
Mark Stetson, Avitar  
Cindy Brown, BTLA  
Scott Dickman, NHDRRA  
Shaun Mulholland, Allenstown  
Rosann Maurice-Lentz  
Ellen Scarpone, Fairpoint  
Kathryn Temchack, Concord  
Cheryl Gilpatrick, CNP  
Jeff Earls, Cross Country  
Joe Lessard, MRI  
Joyce Fulweiler, Tilton

Ed Tinker, Hampton  
Bruce Smith, Surry  
Jon Duhamel, Nashua  
Jim Michaud, Hudson  
Judy Silva, NHMA  
Barbara Reid, NHMA  
George Hildum  
Cindy Perkins, CNP  
Tim Northcott, M & N Assessing  
Linda Kennedy, NHDRA  
Colin Stubbings, Piermont

Chairman Gerzon convened the meeting at 9:30 a.m.

Introductions followed.

Minutes:

Mr. Eric Stohl moved to accept the minutes of March 11th, Mr. Bob Gagne seconded. Ms. Marti Noel corrected the word “disadvantages” to “advantages” on page 1 under “I & E Whitepaper Subcommittee Update”, 8th line down. Minutes approved.

Legislative Update:

Chairman Gerzon advised that he and Ms. Betsey Patten attended the senate hearing on HB1198. Representative Proulx spoke of HB1198 being amended and the removal of oversight and that DRA would set the rate – 20/40. Ms. Betsey Patten asked if they took out anything on the cell towers etc., and Representative Proulx answered he believed metal poles were mentioned. Mr. Paul Brown asked if it had gone to conference yet; Representative Schmidt was unsure, it was not believed to be back yet. Mr. James Michaud spoke of clarifying Senator Boutin’s amendment regarding “wooden poles” and “conduits”. Mr. Steve Hamilton advised that the House concurred with Senate amendment on 1463s on May 11, 2016.
USPAP Standard 6

Ms. Marti Noel spoke against and talked of concerns on development, cost, verbiage, alternative solution etc. She also showed paperwork (Standard 2 report) to show the size difference. Ms. Patten asked if they were developed by a local assessor or contracted out. Ms. Noel confirmed one was developed by herself and one was by a contract appraiser. Mr. Hamilton asked about the single page Ms. Noel was presenting that she advised was from the NH Department of Revenue’s web site. Mr. Hamilton clarified that was not a Standard 2 appraisal report and explained that the taxpayer receives a Standard 2 appraisal report for utility property; the municipality receives only the apportionment of value results that DRA uses for the equalization process. Ms. Noel spoke of concerns with changes, the cost, statistical testing, compliance, values, who will review, the inability to obtain good I & E information and then quoted Mr. Bob Keith. Mr. Hamilton clarified for the record that the NHDRA’s utility appraiser is not filing an amicus brief for these appeals; he advised the Attorney General’s office is representing the NHDRA and may file on behalf of the commissioner an amicus brief. He spoke further on this topic. Mr. Hamilton and Ms. Noel discussed their differing thoughts on whether this will “open the door” for more problems.

Chairman Gerzon injected the information that the NHDRA submitted from several towns etc. making sure that all members et al received this “package” of information. Mr. Hamilton talked of “what will it mean when we create something”, USPAP compliance review, appraisals the DRA receives now that they cannot do much with, USPAP self-declaratory, no exponential increase in the expenditures for the assessment activities annually seen, more transparency for the taxpayer, and not applying a statistical test. Chairman Gerzon read into the record (a) – (c) of “21-J:14-b Powers and Duties of the Board”. He referred to that as the initiation of the process of the USPAP report that the assessors comply with – mass appraisal. He also advised that in 2006/2007 that the board made a decision they incorporated and worked out that USPAP would be brought in as Standard 6 as most people understood that it would be almost all – encompassing and it would give transparency to the taxpayers. He then discussed the transparency gap that the Subcommittee 547 had discovered. He talked of a large segment of taxpayers that don’t have this type of documentation behind them; there was no standard applied to that set of taxpayers - single purpose property. He said it is now a bigger issue as many taxpayers have realized that there is a whole segment of special purpose taxpayer that really had no standard applied to them.

Representative Schmidt talked of Ms. Noel’s concerns, whether Standard 6 is deficient/defective, ASB reviewing this, finding an alternative solution and then read an email he had received. Mr. Paul Brown asked about powers/duties (c) and established standards for revaluation. Mr. Hamilton answered it would depend on how the appraiser approached the problem and went on to explain. Mr. Brown and Mr. Hamilton had a brief discussion regarding revaluation, scope and clarification etc.

Mr. Bob Gagne asked a few questions regarding the proposed change – would it be enabling legislation that would allow the NH DRA to require individual property appraisals on certain specific properties. Mr. Hamilton replied no. The change itself would not provide the Department with any greater authority than it already has. Mr. Hamilton explained in more detail the authority the Department has now etc. Mr. Gagne had a question (relative to revaluations done every 5 years) about whether the DRA can make specific requirements within a contract from a city/town on how that gets done or even require that it be contracted out. Mr. Hamilton replied that the DRA does not require the content of appraisal contracts - only in a limited circumstance (BTLA). Mr. Gagne then asked another concern of the assessing community: would this change allow the DRA to require that every appraisal that is done for abatement work be compliant with USPAP. Mr. Hamilton replied that the DRA has no role in the regulation or reporting of appraisals for abatement work within a community. The DRA’s role is to assure that appraisals are done by certified personnel to do appraisal work etc. Mr. Gagne then asked another concern of the assessing community: would this change allow the DRA to require i…
Mr. Jim Michaud feels it is all “overreach” and is concerned about putting all 8 USPAP standards in including before making a change. She knows which properties those are and what type of properties they are. She feels more needs to be put into this property tax fair, equitable, transparent, accountable and uniform for all taxpayers to operate and understand.

Chairman Gerzon spoke of us now being in “a different genre” in 3 dozen, locations. Ms. Silva asked if this was properties or taxpayers. Mr. Hamilton answered that end result.

Ms. Judy Silva spoke of her concerns regarding what is the scope of the consideration of the issue in front of the board?” Mr. Stetson answered that he believed there was some balance in some communications that went out. Ms. Silva asked if copies of those communications could be provided for the Board’s review. Mr. Hamilton asked if copies of those communications could be provided for the Board’s review. Mr. Stetson replied he may not have them with him but he was sure they could obtain them.

Ms. Kathy Temchack spoke of her confusion regarding 1% properties, different input etc and she would like to know which properties those are and what type of properties they are. She feels more needs to be put into this before making a change.

Mr. Jim Michaud feels it is all “overreach” and is concerned about putting all 8 USPAP standards in including
Chairman Gerzon moved to adjourn; and Representative Proulx seconded.

Respectfully submitted,

Elizabeth McGill

Municipal and Property Division
NH Department of Revenue Administration

All meetings are recorded and are available upon request.

Documentation relative to the Assessing Standards Board may be submitted, requested or reviewed by:

Telephone: (603) 230-5967
Facsimile: (603) 230-5947
Web: www.revenue.nh.gov
E-mail: asb@dra.nh.gov

In person at:
109 Pleasant Street, Concord

In writing to:
NH Department of Revenue
Assessing Standards Board
PO Box 487
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