MINUTES OF THE
ASSESSING STANDARDS BOARD

Approved as amended

DATE: October 13, 2017
TIME: 9:30 a.m.

LOCATION: Legislative Office Building – Room 303, 107 North Main Street, Concord

BOARD MEMBERS:
Senator James Gray
Senator Bob Guida ~ Excused
Representative Peter Schmidt
Representative Mark Proulx
Betsey Patten, Public Member, Chair
Robert Gagne, NHAAO, At-Large Member ~ Excused
Stephan Hamilton, NHDRA
Jim Wheeler, Municipal Official, City

Paul Brown, Municipal Official, Towns >3,000
Vacant, Municipal Official, < 3,000
Vacant, NHAAO, City Official
Loren Martin, NHAAO, Towns, < 3,000
Joe Lessard, NHAAO, Towns > 3,000
Len Gerzon, Public Member ~ Excused
Thomas Thomson, Public Member ~ Excused

MEMBERS of the PUBLIC:
Mary Pinkham-Langer, NHDRA
Josephine Belville, NHDRA
Norm Bernaiche, Tri-Town
Charelle Lucas, G.E.S.
Simon Thomson, Sheehan, Phinney, Capitol Group
David McMullen

Scott Bartlett, Goffstown
Tressa Northrop, Unitil
Bob Edwards, Antrim
Brian Fogg, G.E.S.
Teresa Rosenberger, Devine Millimet
Lisa Shapiro, GCG

Chairman Patten opened the meeting at 9:35 a.m. and welcomed those in attendance.

Introductions followed.

Minutes

Mr. Brown motioned to accept the minutes of September 22, 2017. Representative Proulx seconded the motion. No discussion. Chairman Patten called the motion to accept the minutes of September 22, 2017, as written. All approved.

Chair Patten summarized concerns about perception that appraisal methods are being compared to each other through the use of the matrix. She reiterated the purpose of the matrix was not to compare methods or appraisers but to help the board gain an understanding of what was happening in the field and be able to explain it to the legislature. There was never any intent to judge whether the appraisal methods were right or wrong.

A discussion followed pertaining to the subcommittee meetings held on HB 324. The subcommittee is focusing on the difference between the DRA utility values and the municipal values and the diversity of value between them. They are essentially looking at the end result. Chair Patten restated that is not the purpose of the ASB. The duty of the ASB is to recommend standards and appropriate legislation relating to the administration of property tax assessment. The matrix is incomplete and she asked if the board wanted to complete the matrix or move toward figuring out how to recommend a standard for assessing utilities. A discussion ensued.
Discussion followed about the potential use of net book value, depreciation and the issue of valuing property within municipal borders. Mr. Bartlett confirmed his suggestions to compare net book value and original cost, and to focus and find a solution on one type of property at a time rather than all types together. Mr. Fogg cautioned applying different standards for different types of utilities for one of the largest taxpayers in the state would not result in fair market value. Discussion continued to determine the next step and it was agreed to complete the matrix.

Matrix
The record ended at 11:17. The discussion continued to complete the pending questions on the matrix.

Ms. Gerzon motioned to remove Column 3 Highest and Best Use (Segment / Unit). Mr. Brown seconded the motion. No discussion. Chair Patten called the motion. Vote was 4/4. Motion Failed.

Mr. Lessard motioned to change the Column 3 heading from Highest and Best Use (Segment / Unit) to Highest and Best Use (Yes / No). Mr. Wheeler seconded the motion. Chair Patten called the motion. Vote was 8/1. Motion Passed.

Header Changes
- Column 3 Highest and Best Use (Segment / Unit) – Deleted (Segment / Unit); Added (Yes / No)

Appraisal Information - Changes
- Chester
  - Column 3 – Yes
  - Column 5 – Cost
  - Column 6 – Yes
- Bath
  - Column 3 – Yes
  - Column 9 – Yes
  - Column 10 – Yes
  - Column 11 – No
- Merrimack
  - Column 1b - IAAO as modified by G. Roberge
  - Column 2 – Yes
  - Column 3 - Yes
  - Column 5 – Cost
  - Column 6 – No
  - Column 10 – Yes
  - Column 11 – Yes
- Goffstown
  - Column 3 – Yes
  - Column 5 – Cost
  - Column 6 – No
  - Column 8 - Yes

Subcommittee
A subcommittee was formed to consider options for recommending standards for utility valuation. The following people volunteered to be on the subcommittee: Mr. Lessard, Mr. Wheeler, Mr. Hamilton, Representative Schmidt, Mr. Edwards, and Mr. Bartlett. The subcommittee will meet on October 19, and November 2, at 1:00 p.m. at the DRA.

Annual Public Forum
The annual public forum will take place at the NH Municipal Conference on November 16, 2017. Time TBD.
Chair Patten adjourned the meeting at 12:00 p.m.

Respectfully submitted,
Stephanie Derosier

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:

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         Assessing Standards Board
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