

Town of Milford

Docket No.: 17330-97RA

FINAL ORDER

After completion of the board ordered 2006 reassessment, the board's review appraisers, pursuant to TAX 208.06, submitted a final report on March 19, 2007 ("Final Report"). The Final Report reviewed the procedures, documentation and results of the 2006 reassessment. Based on the Final Report's conclusions, the board finds the 2006 reassessment has been performed satisfactorily (see RSA 71-b:17).

One of the Final Report's analyses of the reassessment's equity was a subsequent assessment to sale ratio study which indicated the reassessment resulted in market value assessments with an overall median ratio of 98% and reasonable assessment equity with a coefficient of dispersion ("COD") of 8.00%. While a stratification of commercial and land only sales indicated median ratios which diverged significantly from the overall median ratio, the board notes those strata are comprised of relatively small numbers of sales and are the types of properties which generally have higher levels of market variability. The board is satisfied the "Town" has an adequate plan to review assessments and if any type of property continues to be assessed at a significantly

different level of assessment, the Town has the responsibility and, capability under RSA 75:8-a to rectify any disproportionality.

The Final Report, through an analysis and comparison of sales which occurred during and after the reassessment, also concluded the reassessment did not involve any selective reappraisal.

The Final Report also summarized the documentation of the assessment-record cards and the revaluation manual supplied by the Town's contractor, Vision Appraisal Technology ("Vision"). While it is disappointing the Final Report notes some methodology shortcomings with the land and improvements calculation and with utilization of a location factor for manufactured homes in manufactured housing parks, the board does not find such concerns rise to the level of determining the reassessment has not been performed satisfactory. RSA 71-B:17 requires the reassessment be done satisfactorily, but not necessarily perfectly. The board notes improvements in reassessment documentation is being prospectively addressed by the recent amendment to RSA 21-J:14-b, I, which adopts the Uniform Standards of Professional Appraisal Practice ("USPAP") Standard 6, as the basis for improved documentation starting with the 2007 tax year. The Town and Vision should be mindful of that amendment as they progress towards the Town's next complete reassessment in 2011 and be prepared to improve and modify the reassessment manual and assessment-record cards to improve their clarity and transparency.

For all the reasons stated above, the board finds the reassessment order has been satisfactorily complied with and closes this docket.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

Paul B. Franklin, Chairman

Michele E. LeBrun, Member

Douglas S. Ricard, Member

Albert F. Shamash, Esq., Member

Certification

I hereby certify a copy of the foregoing Final Order has this date been mailed, postage prepaid, to: William F. Drescher, Drescher & Dokmo, P.A., PO Box 7483, Milford, NH 03055, Municipality Representative; Michael J. Lambert, Sheehan, Phinney, Bass and Green, 1000 Elm St., Box 3701, Manchester, NH 03105, Municipality Representative; Chairman, Board of Selectmen, Town of Milford, 1 Union Sq., Milford, NH 03055; Vision Appraisal Technology, 44 Barefoot Rd., Northborough, MA 01532, Contracted Assessors; Roy W. Tilsley Jr., Esq., William H. Kelley, P.A., PO Box 3280, Manchester, New Hampshire 03105, Counsel for Cole-Layer-Trumble, Interested Party; and Guy Petell, Manager, Bureau of Assessments, Department of Revenue Administration, 57 Regional Dr., Concord, NH03301, Interested Party.

Date: APRIL 27, 2007

Anne M. Stelmach, Clerk