

Department of Revenue Administration

v.

Town of Stoddard

Docket No.: 18362-00RA

ORDER

In accordance with TAX 208.06(a)(2), Ms. Joan C. Gootee, one of the board's RSA 71-B:14 review appraisers, filed a final report ("Final Report") dated April 8, 2005 analyzing the assessment equity resulting from the reassessment ordered by the board for tax year 2003 ("Reassessment Order" dated September 4, 2001). The board has reviewed the Final Report as part of its determination of whether the reassessment has been satisfactorily performed in accordance with the Reassessment Order and RSA 71-B:17. Before the board can make that determination, however, the Final Report raises several concerns summarized below that warrant the "Town's" input.

1) The Final Report analyzed 81 sales that occurred from October 1, 2003 through November 30, 2004, subsequent to the reassessment. The analysis indicated a median ratio of 94%, a coefficient of dispersion ("COD") of 31.19% and a price-related differential ("PRD") of 118%. (Final Report at p.13.) The overall COD of 31.19% exceeds the International Association of Assessing Officers ("IAAO") Performance Standards (Final Report at p. 8), and

indicates unacceptable variability in assessments. Further, the PRD of 118% also exceeds the IAAO Performance Standards and indicates a regressive relationship of assessments between high and low valued properties.

2) The stratification of those sales by land uses (Final Report at p. 13), indicates, in particular, the land sales have a different level of assessment (98% median ratio versus the overall median ratio of 94%) and a very high COD (36.60% with the inclusion of the outliers or 22.13% if those outliers are excluded).

In addition, the Final Report listed several areas of general concern including the inconsistent handling of the water access properties, the application of some influence factors without any explanatory note, the general underassessment of the Highland Lake neighborhood, the fact that smaller lots, in general, are underassessed, while larger lots are overassessed and the fact that the high PRDs for all strata are above 1.03, the IAAO Performance Standard, indicating that the assessment model is producing values which are regressive in nature. The Town has no immediate plans for future revaluations, however, the Town's contract assessor, Tammy Jameson, will be performing annual pick ups,

Therefore, the Town shall, within 30 days of the clerk's date on this order, respond to the validity of these concerns and outline any plans for remedying the concerns. After reviewing the Town's response, the board will either rule the assessment has been satisfactorily completed or schedule a hearing to determine what additional steps are necessary to ensure that any outstanding concerns are remedied. TAX 208.06(a)(4).

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

Paul B. Franklin, Chairman

Michele E. LeBrun, Member

Douglas S. Ricard, Member

Certification

I hereby certify a copy of the foregoing Order has this date been mailed, postage prepaid, to: Mark Bennett, Esq., State of New Hampshire, Department of Revenue Administration, 57 Regional Drive, Concord, New Hampshire 03302, counsel for the Department of Revenue Administration; Chairman, Board of Selectmen, Town of Stoddard, 1450 Route 123, North Stoddard, New Hampshire 03464; Commerford Nieder Perkins, LLC, 556 Pembroke Street, Suite #1, Pembroke, New Hampshire 03275, Contract Assessing Firm for the Town; and Guy Petell, State of New Hampshire, Department of Revenue Administration, 57 Regional Drive, Concord, New Hampshire 03302, Interested Party.

Date: June 29, 2005

Anne M. Stelmach, Clerk