

Town of Sanbornton Reassessment

Docket No.: 19517-03RA

ORDER

In accordance with TAX 208.06(a)(2), Ms. Cynthia L. Brown, one of the board's RSA 71-B:14 review appraisers, filed a final report ("Final Report") on October 29, 2004 analyzing the assessment equity resulting from the reassessment ordered by the board for tax year 2003 ("Reassessment Order" dated October 2, 2003). 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 106 sales that occurred from April 1, 2003 to August 19, 2004. The analysis indicated a median ratio of 94%, a coefficient of dispersion ("COD") of 20.82% and a price-related differential ("PRD") of 108% (Final Report at p.13). The overall COD of 20.82% exceeds the IAAO Performance Standards (Final Report at p. 8) and indicates unacceptable variability in assessments. Further, the PRD of 108% 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 significantly different level of assessment (88% median ratio versus overall median ratio of 94%) and a very high COD (either 36.42% with the inclusion of three outliers or 23.95% if those outliers are excluded).

3. The reassessment documentation provided to the Town by its assessing contractor did not include any analyses of sales or supporting documentation of land value adjustments as required by Rev 603.15(e)(5) a.-d. Also, no source documentation of the building base rates, depreciation tables and commercial industrial data was contained in the assessment manual.

Finally, the Final Report at p. 15 indicated the Town was “in the process of developing a plan for updating and maintaining the property assessments to meet guidelines for their assessment review in 2005.” Given the assessment disparity and regressivity noted above, the Town shall respond as to how it anticipates the 2005 update will address those concerns.

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 reassessment 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

Albert F. Shamash, Esq., Member

Certification

I hereby certify a copy of the foregoing Order has this date been mailed, postage prepaid, to Edward D. Philpot, Esq., 354 South Main Street - #1, Laconia, New Hampshire 03246, counsel for the Lead Petitioners; Chairman, Board of Selectmen, Town of Sanbornton, Post Office Box 124, Sanbornton, New Hampshire 03269; Robert D. Ciandella, Esq. and Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella, 225 Water Street, Exeter, New Hampshire 03833, counsel for the Town; Vision Appraisal Technology, 44 Bearfoot Road Northborough, MA 01532, Contracted Assessing Firm; and Interested Parties: Anne & Carmine Cioffi, 328 Black Brook Road, Sanbornton, New Hampshire 03269; Guy Petell, State of New Hampshire, Department of Revenue Administration, 57 Regional Drive, Concord, New Hampshire 03301; Concord Monitor, Attn: Rebecca Tsaros Dickson, 54 Canal Street, Laconia, New Hampshire 03246; and The Citizen, Attn: Gordon King, 171 Fair Street, Laconia, New Hampshire 03246.

Date: December 2, 2004

Anne M. Stelmach, Deputy Clerk