

Town of Lancaster Reassessment

Docket No.: 20386-04RA

SHOW CAUSE ORDER

On September 1, 2004 a petition was filed with the board by David A. Ezyk and Paul Sepe (“Lead Petitioners”), pursuant to RSA 71-B:16, IV, stating a basis exists for the board to order a municipal-wide reassessment in the Town of Lancaster (“Town”). In accordance with TAX 208.05(a)(4), the board directed its review appraisers to perform an investigation of the assessing practices of the Town and an assessment-to-sale ratio study.

On February 3, 2005 Ms. Joan C. Gootee filed her “Appraiser’s Initial Report” outlining her findings of the Town’s assessing practices and the assessment equity as indicated by overall and stratified assessment-to-sale ratio studies.

As provided in TAX 208.05(a)(5), the board schedules a hearing for May 20, 2005 at 10:00 in the offices of the board located at Johnson Hall, Third Floor, 107 Pleasant Street, Concord, New Hampshire, at which time the Lead Petitioners are ordered to show cause as to why the board should order a town-wide reassessment. The Town’s assessing officials/selectmen should also be present to provide testimony and evidence as to the need for a municipal-wide reassessment. The board also requests any department of revenue administration

("DRA") personnel involved with the Town, in accordance with RSA 21-J:11 or otherwise, be present.

Finally, as required by TAX 208.05(a)(5)(b), the Town shall post copies of this order in two public places in Town or print the show cause order in a newspaper of general circulation no later than 10 days prior to the hearing date.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

Paul B. Franklin, Chairman

Michele E. LeBrun, Member

Concurred, unavailable for signature
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: David A. Ezyk, 143 Mount Prospect Road, Lancaster, New Hampshire 03584, Lead Petitioner; Paul Sepe, PMB 242, 75 Main Street, Suite 4, Plymouth, New Hampshire 03264, Lead Petitioner; Chairman, Board of Selectmen, Town of Lancaster, 25 Main Street, Lancaster, New Hampshire 03584; Commerford Nieder Perkins, LLC, 556 Pembroke Street, Suite #1 Pembroke, New Hampshire 03275, Contracted Assessing Firm; and Guy Petell, State of New Hampshire, Department of Revenue Administration, 57 Regional Drive, Concord, New Hampshire 03301, Interested Party.

Date: 2/25/05

Anne M. Stelmach, Deputy Clerk