

Minutes
Town of Skowhegan
Board of Assessors
Wednesday, July 20, 2016

Those present:

Board of Assessors:

Ronald Blaisdell
David Summers
John Grohs

Assessor's Agent:

William Van Tuinen

Assistant Assessor:

Leisa D. Emery

Others present:

Sister Courtney Haase – Companions of Clare

I. Call to order by Assessor's Agent William Van Tuinen:

The meeting was called to order at 4 Pm by William Van Tuinen.

1. Nominations for Chairman:

Bill asked for nominations for Chairman.

David Summers nominated Ronald Blaisdell for Chairman, John Grohs seconded the nomination. There were no other nominations. The Board voted 3 yes – 0 no

Ronald Blaisdell as Chairman, asked for nominations for Vice Chairman.

2. Nominations for Vice Chairman:

Ronald Blaisdell nominated David Summers as Vice Chairman, John Grohs seconded the nomination. There were no other nominations. The Board voted 3 yes – 0 no.

David Summers is Vice Chairman.

3. Set Time and Dates for Regular Meetings:

The Board agreed to hold regular meetings on the first Friday of each month at 4 PM, or as needed. Additional meetings to be called by the staff when needed.

II. Minutes to be approved and signed:

1. March 29, 2016 Regular Meeting:

David Summers made a motion to approve and sign the minutes of the March 29, 2016 Regular Meeting, seconded by John Grohs. – Vote 3 yes – 0 no

III. Unfinished Business:

1. Shawn Oberheim, Map 29, Lot 141, abatement request:

Bill Van Tuinen stated that he and Leisa Emery had inspected this property located at 36 East Maple Street. It is located near the ball field, last house on the left. The house needs a lot of work, and is not in the best of shape. The house was valued at \$91,200, after the inspection the reduced value is \$77,200. This is a reduction in value of \$14,000, and in taxes \$256.20. Bill recommends an abatement in this amount.

Ronald Blaisdell made a motion to grant the abatement as recommended, seconded by David Summers. – Vote 3 yes – 0 no

2. Horsin' Around Holding Co, Map 23, Lot 9, abatement request:

Bill Van Tuinen and Leisa Emery inspected this property located at 56 Main Street. It used to be an optometrist office and residential property. It is now just used for a daycare. The upstairs is only used for storage. The house was valued at \$153,300, after the inspection the reduced value is \$124,600. The property was purchased for \$105,000 after being for sale for awhile. This is a reduction in value of \$28,700 and in taxes \$525.21. Bill recommends an abatement in this amount.

Ronald Blaisdell made a motion to grant the abatement as recommended, seconded by John Grohs. – Vote 3 yes – 0 no

IV. New Business:

1. Companions of Clare, exemption application:

Bill Van Tuinen introduced Sister Courtney to the Board. This property is located at 627 Middle Road, Map 13 Lot 50. It is located across the road from the Varney Road. Bill said this exemption application was filed before April 1, 2016. Bill reviewed the exemption application and the supporting information with the Board.

Sister Courtney said this is not a shelter; it is a home for older religious women.

David Summers stated that he feels there is a need for this home, and he is happy to have it located in Skowhegan.

Bill recommends the exemption be granted.

David Summers made a motion to approve the exemption, seconded by Ronald Blaisdell. – Vote 3 yes – 0 no

2. Set Free Church, exemption application:

This property is located at 42 North Avenue, Map 29, Lot 35. Bill stated this exemption application was filed before April 1, 2016. Bill reviewed the exemption application and the supporting information with the Board.

Bill recommends the exemption be granted.

David Summers made a motion to approve the exemption, seconded by Ronald Blaisdell. – Vote 3 yes – 0 no

3. Cunliffe Construction, personal property:

Bill Van Tuinen said that Mr. Cunliffe owns a bulldozer, excavator, trailer, etc. A personal property request letter was sent to Cunliffe Construction because he had a sign out on Madison Avenue advertising for work. His letter went out the same time as all other personal property letter requests. After receiving the letter the sign came down. Bill read a letter from Mr. Cunliffe stating that Cunliffe Construction is no longer in business, and is not out for hire. The equipment is used for personal purposes and is used only on property that he owns.

The Board asked how other similar property is taxed.

Bill said other equipment is assessed in town, even though it is for personal use.

Leisa Emery stated she just wants everyone in town to be treated the same; if Mr. Cunliffe is not going to be assessed she wants to take all other tractors etc. off the tax rolls. There are a lot of people that pay tax on their equipment that is used for their own personal use.

If an individual does not want to pay personal property tax on their equipment, they have until the day of commitment to pay excise tax on said equipment.

John Grohs made a motion that he feels this should not be an exempt account; therefore it needs to be on the tax rolls, seconded by Ronald Blaisdell. – Vote 3 yes – 0 no

4. Neil Swain & Amy Verville, Map 9, Lot 9, abatement request:

Bill Van Tuinen stated Amy Verville is also the owner of Horsin' Around Holding Co. Bill said Amy was asked if we could do an inspection of this property the same day as the property on Main Street was inspected. Amy said that it was not a good time to do the house inspection, but she would call to set up an appointment.

After not hearing from Amy for a few weeks Leisa Emery called to remind Amy twice over a period of a few weeks to set up an appointment. As of today we never did get into the house to do an inspection.

Bill recommends denial of the abatement request, because they never followed up for an inspection.

Ronald Blaisdell made a motion to deny the abatement request, seconded by John Grohs. – Vote 3 yes – 0 no

5. Review the amounts to be raised by taxation:

Bill Van Tuinen reviewed all of the appropriations and all of the allowable deductions with the Board.

V. Items by Chairman:

Ronald Blaisdell asked about the Redington Memorial Home exemption application. If the representatives from Redington Memorial Home ever came in with the supporting information that was requested at the June 26, 2015 meeting of the Assessors that was attended by Chris Perkins and Eunice Thorpe. The exemption was granted tentatively at the September 10, 2015 meeting, with the understanding that the information requested be provided.

Leisa Emery also reminded Chris Perkins by email to get the information to the Assessor's Office. Leisa also called Eunice and got her email address at Redington Home, but that email failed. Leisa called again, but Eunice didn't return her phone call.

As of today we have not received the necessary information.

The Board discussed this in detail. It has been over a year that we have waited for the requested information.

John Grohs made a motion to put Redington Memorial Home properties on the tax rolls, seconded by David Summers. – Vote 3 yes – 0 no

VI. Items by Members: None

VII. Items by Assessor's Agent:

Bill Van Tuinen said he wanted the Board to know that at the annual town meeting it was voted to enlarge the Downtown TIF area. Our office has received a list of all the real estate and personal property within the TIF area. Our office needs to certify the original assessed values of this area as of the date the original TIF was done. This certification needs to be signed by the Board of Assessors after we get it verified.

Bill stated that Leisa has been working very hard to get everything ready for commitment. She wants everything to be done before she gets married and leaves for her honeymoon.

VIII. Items by Asst. Assessor:

Leisa Emery stated she would be gone to Property Tax School from August 1st to August 5th. She has appointments on August 8th. Leisa would like to see the commitment done during the week of August 9th to August 12th, that way Leisa can work with Gail Pelotte to get the tax bills processed before Leisa is on vacation from August 18th to September 5th. Leisa will be returning to work on September 6th.

The Board stated they would try to keep some time that week free for a meeting. Leisa and Bill will be in touch with the Board as soon as Bill finishes up a few more accounts.

IX. Adjourn:

David Summers made a motion to adjourn, seconded by John Grohs. – Vote 3 yes – 0 no

The meeting adjourned at 5:05 PM

The Skowhegan Board of Assessors

Ronald Blaisdell, Chairman

David Summers, Vice Chairman

John F. Grohs

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