

**Minutes**  
**Bethel Board of Assessors**  
**Approved as Amended 9.01.2010**

**August 11, 2010, 8:00 AM**

**Town Office**

Members Present: Stan Howe, Robert Everett, David Luxton, Bob Blake, Donald Bennett  
Members Absent: None  
Staff Present: Sarah S. Tucker, Assessing Assistant, Jake Van Tuinen, Assessors Agent  
Others Present: Roberta Hunt

There is a full recording of the meeting in Windows Media Audio file format

1. Call to Order

Chairman Stan Howe called the meeting to order

2. Approval of Minutes: August 11, 2010

David Luxton made the motion to approve the minutes, Bob Blake seconded the motion; there was no discussion and the minutes were unanimously approved. Don Bennett abstained from voting because he did not attend the meeting.

7. Other Business

Stan Howe suggested reordering the agenda to accommodate Roberta Hunt who was in attendance. Ms. Hunt explained that she was being taxed for one-half of an acre she didn't believe she owned. The Assessing Assistant explained that Ms. Hunt was hoping to apply for abatement but the statutory 185 day deadline for abatement had passed.

Ms. Hunt was advised to consult with the Assessors Agent after the meeting. The Assessors Agent could either correct the records or recommend abatement to the assessors if appropriate. Ms. Hunt agreed to come back in the afternoon and left the meeting.

3. Recommended Abatements

Danny Kennaugh, Map 24, Lot 049-001

The Assessing Assistant explained that the dimensions of Mr. Kennaugh's mobile home had been incorrectly listed during the revaluation and the Assessor recommended abatement for this year and recommended the Selectmen abate the past three years.

Don Bennett made the motion to abate a portion of this year's tax and to recommend abatement to the Selectmen for the past three years, David Luxton seconded the motion;

after discussion the motion was unanimously approved.

4. New Neighborhood off of Paradise Road

Jake Van Tuinen explained that he had created a new neighborhood classification for properties on the southerly side of Paradise Road; the values will be lower than properties further up Paradise Hill and comparable to values on Vernon Street. No action was taken.

5. Woodstock Town Line

The Assessing Assistant explained that as part of the tax map upgrades several lots had been found missing along the Woodstock town line. Four new accounts were being created, and there was a question regarding the location of a particular building; the home of Stuart Wentworth. Barry Allen, PLS of Main-Land Development had collected several GPS points but Aerial Survey & Photo had asked for two more confirming points. The Assessing Assistant was asked to arrange to have the additional GPS points collected.

6. Revised Tree Growth Notification Protocol

The Assessing Assistant explained that there were new rules regarding notification to landowners in the Tree Growth program who fail to provide the assessor with the 10-year update certifications. She explained that the Tree Growth database would be improved to accommodate the new notification rules. No action was taken.

7. Other Business

Jake Van Tuinen discussed the upcoming sales ratio analysis. He explained that after review the land schedule for Taylor Woods subdivision had been revised downward. He also explained that that the depreciation schedule had been updated.

There was considerable discussion of the sales ratio; no action was taken.

8. Adjourn

Don Bennett made the motion to adjourn; it was unanimously approved.