

TOWN OF SEABROOK

SELECTMEN'S MEETING

JUNE 27, 2024

Srinivasan "Ravi" Ravikumar
Harold F. Eaton
Theresa A. Kyle
William M. Manzi, III

Ravi opened the meeting at 10:11AM.

MEETING - VISION - UPDATE TOWN REVALUATION

Mike Terrello and Steve Whalen were present for the meeting to discuss the town wide revaluation (see attached).

There was discussion of the questions posed from the last meeting from Ravi with answers by Vision (see attached).

There was discussion on how the neighborhoods are established. The town agreed in a previous meeting not to change the values within the neighborhoods until the full revaluation unless errors are found for a particular property.

Mike Terrello explained they look at a lot of variables in order to determine values of properties. He said they have cleaned up the sales data and are starting to see the statistics get closer to 100%.

Mary Dow - said that Mrs. Kyle's question was on progression and regression. Mike Terrello explained how this works with a property and said it is one of the variables they look at.

Part of the full revaluation they look to adjust/shift neighborhoods. They can also discuss adding a neighborhood. Mike Terrello explained they could have 2 neighborhoods that have different variables but value about the same. These can be identified differently with good notes on the variables.

The 3 factors that change the assessed value of a property are sales, changes, town wide revaluation or an error on the card.

Mary Dow asked for clarification on the sales data of property. Mike Terrello commented on how they use the sales data across all the property classes. These changes should only be made during a full revaluation.

There was discussion on the errors and correcting those errors as they go through the process.

Mike Terrello discussed the status of where Vision is at with the revaluation. The new rate schedules for commercial property

was given to the Board. He is looking for feedback and approval from the Board, so they continue to move forward with the schedule. Mr. Eaton said they should have a timeline as to when information and/or decisions need to be made so not to disrupt the schedule. Final delivery of documentation would be at the end of October.

Mike Terrello went over the increases to the residential properties (see attached). There was discussion on the ADU's on a property and how they are classified. He discussed the ratio for residential properties. There was discussion on the different reports by ratio (see attached).

Mr. Eaton asked about putting this information on the website. Mike Terrello said the written status report would be fine, but the values are not finalized and should probably not be put on the website.

SUPPLEMENTAL TAX WARRANT - \$1514

MOTION: Theresa A. Kyle To approve and sign the
 Second: Harold F. Eaton supplemental tax warrant
 Unanimous

TAX ABATEMENT

Modlish Family Trust - 100 Concord Street - \$1066.61

MOTION: Ravi To approve and sign
 the abatement.

Mary Dow spoke and said the base is missing and may need to be corrected before abatement is issued.

QUESTIONS/COMMENTS

Mrs. Kyle said they had the dedication of the Merriman-Weare property. She said they now have a disc golf course and got water from the property. She gave a big thank you to the family for the donation and the departments who worked on this. Mr. Eaton thanked Mrs. Kyle for representing the board at this event.

Mike Terrello said they looked at the property further and they have 2 stories for the garage.

MOTION: Theresa A. Kyle To approve and sign the
 Second: Ravi abatement.
 Unanimous

NON-PUBLIC SESSION

MOTION: Theresa A. Kyle
Second: Harold F. Eaton
Unanimous

To go into non-public session under RSA 91-A:3, II (e) negotiations.

Roll call:
Ravi - yes
Mr. Eaton - yes
Mrs. Kyle - yes

MOTION:
Second:
Unanimous

To adjourn the meeting at 2:05PM.

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

Theresa A. Kyle,
Clerk

Date: _____