

Skowhegan Board of Assessors
Minutes
Regular Meeting
May 24, 2019

Present: Ronald F. Blaisdell, Chairman
John F. Grohs, Vice Chairman
Bonnie A. Baker (Absent)
Assessor's Agent: William "Bill" Van Tuinen
Asst. Assessor: Leisa D. Emery-Burns

I. Call to order:

The meeting was called to order at 4:00 PM by Chairman Ronald Blaisdell.

II. Minutes to be approved and signed:

1. March 8, 2019, Regular Meeting:

John Grohs made a motion to approve and sign the minutes as written, seconded by Ronald Blaisdell. – Vote 2 yes – 0 no

III. Items by the Public: None

IV. Unfinished Business:

1. Maine Center for Dental Medicine, Personal Property #392, abatement request:

This was tabled from the March 8, 2019 meeting.

Bill Van Tuinen stated that he recommends no abatement. Bill said he has reviewed the account quite thoroughly and they have invested a lot of money over the last several years. Bill said we are not interested in what the owner can sell the equipment for on eBay, but what it contributes as a whole to an operating business.

Ronald Blaisdell said he agrees with Bill.

Ronald Blaisdell made a motion to deny the abatement request, seconded by John Grohs. – Vote 2 yes – 0 no

V. New Business:

1. George Anderson, Map 4, Lot 4-1, abatement request \$10,700:

Bill Van Tuinen explained this is a parcel of land on the East Madison Road right across from the Town owned lot that was purchased for the Public Safety Building. It is not as desirable of a lot; it has some wet spots and is near the water tower. You would probably have to build back away from the road and access it near the water tower. It was appraised for \$24,000 and purchased for \$22,000.

Bill recommends granting the abatement in the amount of \$7,900 in valuation, which is \$143.78 in taxes. Bill said he did review some sales on the East Madison Road, most of which are in Madison. Bill said after the \$7,900 reduction the value would be reasonable according to those sales.

John Grohs made a motion to grant the abatement of \$7,900 value, which is \$143.78 in taxes, seconded by Ronald Blaisdell. – Vote 2 yes – 0 no

2. Richard Roderick & Lacey Audet, Map 6, Lot 16-3, abatement request \$56,800:

Bill Van Tuinen explained this house is located on the East Ridge Road. It is located quite a ways from the road. It is a nice lot with a bit of a view; it is a typical house with a dilapidated garage that can be rehabbed and another garage with a full basement and nearly a full upstairs. Upstairs and part of the down stairs is an apartment. They are not using the apartment but it is there. This property was appraised for \$225,000. Bill said it was not done by a local appraiser and most of the sales were from far away. Bill did inspect and review the property and Bill does recommend the abatement in the amount of \$40,200 value, which is \$731.64 in taxes.

Ronald Blaisdell asked where the comps were that was used, and if Bill knew of any local comps.

Bill and Ron discussed the comps and Bill stated there aren't really many sales with a house and a garage/apartment.

John Grohs asked about the full basement in the garage.

Ronald Blaisdell made a motion to go with Bill's recommendation, seconded by John Grohs. – Vote 2 yes – 0 no

3. Frank & Pauline Dore, Map 21, Lot 13-4, abatement request \$27,875:

Bill Van Tuinen stated this property is located at 36 Chamberlain Street. This property is in pretty bad condition and has been sold. Bill explained that he did review the property but it was vacant when he went by and the new owners are in the process of gutting the building. The building and decks are in poor condition.

Bill recommends the abatement in the amount of \$27,800 in value, which is \$505.96 in taxes.

Ronald Blaisdell made a motion to grant the abatement as recommended, seconded by John Grohs. – Vote 2 yes – 0 no

4. Robert & Roseanna Vanadestine, Map 15, Lot 5-1, abatement request \$26,914:

Bill Van Tuinen said this property is on the Back Rd and has a lot of land associated with it.

Ronald Blaisdell asked if it was the old Kyes property.

Bill stated it is the old Kyes property.

Bill explained this is a nice house and a nice piece of land. The sales price was just under the assessed value. Bill recommends no change; Bill feels it is valued fairly. Bill recommends the Board deny this abatement request.

Ronald Blaisdell made a motion to deny the abatement request per Bill's recommendation, seconded by John Grohs. – Vote 2 yes – 0 no

5. Josh Clark, Map 13, Lot 52, abatement request \$50,000:

Bill Van Tuinen stated this is a rural lot located on the corner of Middle Rd and Varney Rd and it has a home and many outbuildings on the lot. Bill said he put his boots on and thoroughly looked at all the buildings. Bill measured all the outbuildings and Bill feels that the outbuildings were overvalued. Bill recommends the abatement in the amount of \$24,500 valuation, which is \$445.90 in taxes.

Ronald Blaisdell made a motion to approve the abatement as recommended, seconded by John Grohs. – Vote 2 yes – 0 no

6. Capital Pizza Hut Inc, Map 4, Lot 6C ON, abatement request \$253,000:

Bill Van Tuinen stated he was going to review the value for the 2019-2020 taxes, but for this year the abatement request was late.

Bill recommends the abatement request not be considered because it was late.

Ronald Blaisdell made a motion to not consider the abatement request because it was late, seconded by John Grohs. – Vote 2 yes – 0 no

7. Ken-A-Set Association for the Retarded Inc, Map 33, Lot 103, supplemental of \$81,300 value, which is \$1,479.66 in taxes:

This property is located on Jewett Street, and use was discontinued by Skills (Ken-a-set), and the property had a reversionary clause to the Town of Skowhegan. Skills has since notified the Town they need this space to meet the needs of adults with intellectual disabilities and autism. The Town has a property agreement with them stating they will pay property taxes on these buildings.

Therefore, Bill recommends we issue a supplemental tax bill in the amount of \$81,300 value, which is \$1,479.66 in taxes.

Ronald Blaisdell made a motion to approve the supplemental, seconded by John Grohs. – Vote 2 yes – 0 no

8. Certificate of Assessment as of April 1, 2019 for Kennebec Valley Community Action Program Housing TIF:

The Board of Assessors signed the Certificate of Assessment for the Kennebec Valley Community Action Program Housing TIF.

9. Nicholas Hayden, Map 9, Lot 79D ON, mobile home moved prior to April 1, 2018, abate value of \$9,800, which is \$178.36 in taxes:

Bill Van Tuinen explained this mobile home has moved, and Bill recommends the abatement.

Ronald Blaisdell made a motion to approve the abatement as written, seconded by John Grohs. – Vote 2 yes – 0 no

VI. Chairman's Items:

Ronald Blaisdell said it has been a pleasure being on the Board of Assessors and working with the Assessor's Office for the last 19 years.

VII. Member's Items:

John Grohs stated that he hasn't worked with Ronald Blaisdell for that long, but he really appreciated Ron's expertise.

VIII. Assessor's Agents Items:

Bill Van Tuinen said he would like to publicly say; thank you Ron for your service. You have been a pleasure to work with this last 19 years. You have always stayed well informed and you pay attention to detail. Again, thank you very much.

IX. Asst. Assessor's Items:

Leisa Emery Burns stated that it has been great working with Ron over the years, it has been a pleasure and Ron will be missed.

X. Adjournment:

Ronald Blaisdell made a motion to adjourn, seconded by John Grohs. – Vote 2 yes – 0 no

The meeting adjourned at 4:25 PM.

The Skowhegan Board of Assessors

Ronald F. Blaisdell, Chairman

John F. Grohs, Vice Chairman

Bonnie A. Baker

BOA:lde-b