

TOWN OF WISCASSET

ASSESSOR'S MEETING

September 18, 2008

Meeting opened at 6:51 PM with David Nichols, Bob Fairfield, Bill Curtis and Phil Divece present.

The Assessors first reviewed the Personal Property Audit Summary. Phil Divece explained the State has a new program (Business Equipment Tax Exemption) which reimburses the Town 100% for certain types of personal property. This amount goes down 10% a year until it reaches a level of 50% reimbursement. Phil Divece moved, Bill Curtis seconded that the Audit Summary be accepted. Voted 4-0 in favor.

The Assessors next reviewed all the building permits done by Tyler Technology. Phil Divece moved the Tyler's work be accepted, David Nichols seconded. Vote was 4-0 in favor.

Selectmen then reviewed the 2007-2008 tax year assessment changes as prepared by Sue Varney, Assessors Agent. Bill Curtis moved to accept page 1, Phil seconded. Vote was 4-0 in favor.

Page 2-Assessment Changes. David Nichols raised an issue with Map R-07, Lot 20-B1. The value of this property was raised by \$68,700. David believed it should not be raised. Phil Divece wanted to keep the change until the Assessors had an opportunity to speak to Sue Varney, Assessor's Agent. David Nichols made a motion not to raise the value on this parcel, seconded by Bob Fairfield. Vote 3-1 in favor of not raising the value of this property.

Map R-09, Lot 006-There is a \$183,600 reduction in value. Bill motioned to keep the reduction, David Nichols seconded. Vote 4-0 in favor of reducing value.

Map R09 Lot 7-9 and R-09 Lot 7-This involved combining 2 lots with a subsequent reduction in value. The Assessors Agent had made note that this was not a valid sale since the buyer and seller had the same address. David motioned to deny the change of value, Bob seconded. Vote was 3-0-1. Phil Divece abstained.

Young's Point Proposal-See list attached presented by David Nichols. He pointed out this does not include his property. David said this proposal removes factoring from the neighborhood and would make the values fairer. If the proposal is accepted, it will increase taxable value of the properties affected by \$483,400.00. Phil Divece said this should be looked at for next year, but not changed at the last minute for the upcoming tax cycle. He also wanted to have the Assessors Agent review the proposal for fairness and consistency throughout the rest of Wiscasset. David Nichols motioned to accept Young Point proposal increasing taxable value \$483,400. Bob Fairfield seconded. Phil again spoke in favor of waiting until next year. Vote was 3-1.

Page 3 of Assessment Changes-Phil Divece moved to accept 2007-2008 tax year changes. Seconded. Vote 4-0.

Page4 of Assessment Changes-Bill Curtis motioned to accept as presented by Assessing Agent. Seconded. Vote 4-0.

David Nichols said he and Bob Fairfield will meet with Assessors Agent on Monday, September 22, 2008 to explain the assessing changes.

Phil Divece wanted to clarify that the Board of Selectmen have not set a mill rate as yet. They will be meeting after the special Town Meeting on Tuesday, September 23 to set the rate.

Move to adjourn at 7:48 PM

Respectfully submitted,

James George