

**St. George Select Board & Assessors
St. George Town Office
Board of Assessors
Meeting Minutes
December 17, 2018**

The meeting was called to order at 6:00 p.m. with Select Board members Richard Bates, Jerry Hall, Wayne Sawyer, Tammy Willey, Town Manager Polky and Elizabeth Curtis. Also present were Bob Gingras, Ann Matlack and Bruce Hodsdon.

Abatement Requests: The following abatement applications were reviewed:

- Coddington Family 2016 Irrevocable Trust/William and Diane Coddington, Map 208, Lot 059, 502 Port Clyde Road. Mr. Gingras explained the Coddington family recently bought the property. He reviewed the properties on each side of the Coddington's lot. Mr. Gingras said he appraised all three of the lots, identically. He said the assessment of the Coddington's building stayed the same. He recommended a reduction in the assessed value of the property in the amount of \$95,500 resulting in an abatement of \$854.73. On a motion by Selectperson Hall, seconded by Willey, it was voted 4-0 to accept the recommendation of Mr. Gingras and to approve the abatement in the amount of \$854.73.

- Debra Barrington, Map 216, Lot 070, 169 Harts Neck Road. Mr. Gingras said he met with Ms. Barrington. He said the house has a lot of rot and is in poor condition and it needs a lot of improvements. He said it sat vacant for a few years and has quite of bit of damage to the roof, resulting in damage to sheet rock. Mr. Gingras noted this house is not in the same condition when he was last there when the re-evaluation was done. Mr. Gingras recommended the value of the property be assessed at \$71,500 resulting in an abatement of \$639.93. On a motion by Selectperson Hall, seconded by Willey, it was voted 4-0 to accept the recommendation of Mr. Gingras and to approve the abatement in the amount of \$639.93.

- Michelle Paulsen, Map 235, Lot 074-001, 46 Jiminy Cricket Drive. This application was made because the property owner is being assessed for a shed that is actually a small platform/deck. Mr. Gingras recommended a \$2,900 reduction in the assessed value of the property resulting in an abatement of \$25.96. On a motion Selectperson Sawyer, seconded by Willey, it was voted 4-0 to accept the recommendation of Mr. Gingras to approve the abatement in the amount of \$25.96.

- Lawrence Oakes, Map 232, Lot 045, 338 Seal Harbor Road. This application was made because the property owner believes the property should be assessed at what they agreed to with their family. The property owner had two appraisals done. Mr. Gingras said this property has been improved and is different from what had been previously assessed. He stated that a section of the house is now living space. Mr. Gingras recommended the application for an abatement request be denied. He said he has made the adjustments for 2019. Mr. Gringras and CEO Brackett saw the property and there have been several improvements on the inside. The shed on the backside now has a monitor heater in it and it is part of the living space. On a motion by Selectperson Hall, seconded by Willey, it was voted 4-0 to accept the recommendation of Mr. Gingras and deny the application for an abatement.

- John Peterson, Map 201, Lot 011B. This application was made because the property owner believes his property assessment and tax amount are incorrect. Mr. Gingras explained that Mr.

Peterson sold property on Hupper Island. The town created two lots and assessed them properly. Mr. Gingras said the formula Mr. Peterson used is not the way properties are being assessed as it is two separate parcels. Ms. Willey asked if he split something off and sold it. The new owner is paying on that and Mr. Peterson's was adjusted correctly, as a separate lot. Mr. Gingras said Mr. Peterson feels the deduction from last year's total value is what he should be taxed on this year. Mr. Gingras did not agree and said there are now two base lots. One for the property that he sold that was already there and now he has created another base lot. Mr. Gingras said Mr. Peterson was looking at an \$80,000 difference between what the property was separated from last year's and that is not how assessing is done.

Mr. Gingras said the property is assessed correctly compared to similar properties on the island and recommended the application abatement request be denied. Mr. Gingras was unable to reach Mr. Peterson. On a motion by Selectperson Hall, seconded by Sawyer, it was voted 4-0 to accept the recommendation of Mr. Gingras and deny the application for an abatement.

Letters and abatement notices will be sent out by Beth Smith. Mr. Gingras's phone number will be included in Mr. Peterson's letter if he needs an explanation on the assessment.

Chair Bates asked Mr. Gingras about the state report on the town and Bates thought the town was coming back into balance. Mr. Gingras said he hoped it was as it had been a long time. He said there had been a few tough years. Selectperson Hall said there is still a lot of scatter. Mr. Gingras said sales do not mean a whole lot because they are all over the place. People are getting rid of their property because they have to. People have sentimental value where they have to have that. What is a good arm's length transactions? They are few and far between. Gingras said our assessed values are pretty consistent in comparison to one another which is what we strive for. Fair equitable assessments which create fair equitable taxes.

The meeting ended at 6:15 p.m.

Respectfully submitted,

Marguerite R. Wilson
Select Board Recording Secretary