HANOVER ADVISORY BOARD OF ASSESSORS

MEETING CONTINUED JUNE 7, 2022
Meeting minutes

Board Members: Mac Gardner, Joe Roberto, John Brighton, Select Board Representative-Joanna Whitcomb,
Staff: Assessor Norm Berneau, Wayne Young, Margaret Fanning, Matt Lotterhand, Laura Ray, Bill Rosen, Patrick Turevnon, Michelle Giuliano, Courtney Pierson

Assessment Hearing Process – Each applicant is given the following explanation prior to their hearing. If following the Advisory Board of Assessors recommendation, the applicant is not happy with the outcome they have the option of filing an appeal beyond the local level to the Board of Tax and Land Appeal or the Grafton County Superior Court. Each applicant is given the opportunity to present new information not included with the application. The Board reviews all the information supplied by the applicant and that of the assessor before making their decision. The Board’s recommendation is presented to the Board of Selectmen for approval.

4:00 PM – Meeting called to order by Mac Gardner

Yirong Wang
10 Buell Street
Parcel ID: 23-47-1
Assessment: $1,776,200.
Appeal: 2021-2

The lot is much bigger than most in neighborhood and it could be subdivided. No adjustment for land however a View factor was removed. The Design/Appeal rating on the house is reduced to an 8: Good +20.

Recommendation: Abate
Tax Year 2021 assessment: $1,776,200.
Revised assessment: $1,597,900.
Abate: $178,300.

Mark & Fabiola Hammond
22 Starboard Lane
Parcel ID: 25-8-1
Assessment: $697,000.
Appeal: 2021-3

Adjustment made to design/appeal rating.

Recommendation: Abate
Tax Year 2021 assessment: $697,000.
Revised assessment: $654,200.
Abate: $42,800.

Advisory Board of Assessors
Mark & Fabiola Hammond
30 Starboard Lane
Parcel ID: 25-8-2
Assessment: $1,118,200.
Appeal: 2021-4
Adjustment made for neighborhood/privacy and lower level finish.

Recommendation: Abate
Tax Year 2021 assessment: $1,118,200.
Revised assessment: $930,800.
Abate: $187,400.

Ethan Mann
222 Brook Hollow
Parcel ID: 39-12-20
Assessment: $281,400.
Appeal: 2021-9
Continued from 3/21/22 meeting
No additional reduction based on review.

David & Christine Stone
6 Gates Road
Parcel ID: 2-22-1
Assessment: $1,224,400.
Appeal: 2021-14
Adjust neighborhood rating.

Recommendation: Abate
Tax Year 2021 Assessment: $1,224,400.
Revised assessment: $1,093,500.
Abate: $130,900.

David V. Dent
15 Ledge Road
Parcel ID: 44-49-1
Assessment: $1,099,500.
Appeal: 2021-18
Removed remodel code and view based on site visit.

Recommendation: Abate
Tax Year 2021 assessment: $1,099,500.
Abate: $113,300.

Peter Johnson & Claire Lyon
31 School Street
Parcel ID: 22-28-1
Assessment: $1,366,500.
Appeal: 2021-21
Adjust land based on only .26 of the .90 acre is usable due to topography. View factor was removed.

Recommendation: Abate
Revised assessment: $1,120,700.
Abate: $245,800.

Advisory Board of Assessors
William J. Rosen
2 Purling Brooks Drive
Parcel ID: 12-226-1
Assessment: $780,500.
Appeal: 2021-22

Present assessment is reasonable and fair.

Recommendation: Deny the request

Laura E. Ray
8 Purling Brooks Drive
Parcel ID: 12-229-1
Assessment: $802,700.
Appeal: 2021-24

Present assessment is reasonable and fair.

Recommendation: Deny the request

Jonathan E. Criswell
14 Rayton Road
Parcel ID: 39-83-1
Assessment: $645,900.
Appeal: 2021-25

Adjust the design/appeal and bedroom count.

Recommendation: Abate

Tax Year 2021 assessment: $645,900.
Revised assessment: $620,100.
Abate: $25,800.

Society of Friends
43 Lebanon Street
Parcel ID: 23-153-1
Assessment: $360,400.
Appeal: 2021-30

Tabled from 3/21/22 meeting - further discussion on square footage of taxable space based on usage - Use Assessors recommendation of 9% of building and 14% of land.

Recommendation: Abate

Tax Year 2021 assessment: $360,400.
Revised assessment: $142,200.
Abate: $218,200.
John & Linde McNamara
99 Three Mile Road
Parcel ID: 10-16-1

Corrected space above garage to unfinished and determined overall condition is good.

**Recommendation:** Abate

- **Tax Year 2021 assessment:** $932,680.
- **Revised assessment:** $906,125.
- **Abate:** $26,555.

Cabin in the Woods LLC
9 Iby Road
Parcel ID: 13-41-1

The land and building assessments appear reasonable.

**Recommendation:** Deny the request

Karen Geiling – Revoc Trust &
James Geiling – Revoc Trust
19 Hollenbeck Lane
 Parcel ID: 26-46-1

Assessment is fair and consistent.

**Recommendation:** Deny the request.

Jeffrey & Pamela Graham
370 Hanover Center Road
Parcel ID: 9-67-1

Correct data errors by removing shed & lean-to.

**Recommendation:** Abate

- **Tax Year 2021 assessment:** $776,500.
- **Revised assessment:** $774,100.
- **Abate:** $2,400.

Andrew & Carol Keeffe
7 Spencer Road
Parcel ID: 18-25-1

Lower overall design and appeal.

**Recommendation:** Abate

- **Tax Year 2021 assessment:** $1,050,300.
- **Revised assessment:** $977,400.
- **Abate:** $72,900.
Jeffrey King & Michelle Guiliano  
462 Hanover Center Road  
Parcel ID: 12-28-1  
Assessment: $556,400.  
Appeal: 2021-40

Correct data errors based on review – no further reduction is warranted.

Recommendation: Abate

Tax Year 2021 assessment: $556,400.  
Revised assessment: $519,300.  
Abate: $37,100.

Sandra Chivers – Revoc Trust  
1 Hollenbeck Lane  
Parcel ID: 26-28-1  
Assessment: $430,400.  
Appeal: 2021-41

Assessment is fair and consistent.

Recommendation: Deny the request

Helen Clauson  
104 Greensboro Road  
Parcel ID: 26-16-1  
Assessment: $576,300.  
Appeal: 2021-43

Assessment is fair and consistent.

Recommendation: Deny the request.

James & Lindsay Moseley  
4 Hilltop Drive  
Parcel ID: 18-9-1  
Assessment: $861,300.  
Appeal: 2021-44

Adjust land for topography and revise building Condition to good.

Recommendation: Abate

Tax Year 2021 assessment: $861,300.  
Revised assessment: $820,900.  
Abate: $40,400.

Suzanne Kelly  
4 Hollenbeck Lane  
Parcel ID: 26-47-1  
Assessment: $576,600.  
Appeal: 2021-45

Assessment is fair and consistent.

Recommendation: Deny the request.

Advisory Board of Assessors
Gerd Gemunden & Silvia Spitta  
7 Hollenbeck Lane  
Parcel ID: 26-30-1  
Assessment: $505,500.  
Appeal: 2021-46

Adjust land value based on flood maps and Conservation area.  

Recommendation: Abate

Tax Year 2021 assessment: $505,500.  
Revised assessment: $473,800.  
Abate: $ 31,700.

Jason Pettus & Catherine Rieke  
5 Huntley Road  
Parcel ID: 23-30-1  
Assessment: $809,800.  
Appeal: 2021-47

Adjust year built and remodel code  

Recommendation: Abate

Tax Year 2021 assessment: $809,800.  
Revised assessment: $795,000.  
Abate: $ 14,800.

Giovanni Gavetti & Claudia Olivetti  
107 Trescott Road  
Parcel ID: 5-14-1  
Assessment: $1,173,529.  
Appeal: 2021-48

Remove view from land and adjust condition of house and patio % good.  

Recommendation: Abate

Tax Year 2021 assessment: $1,173,529.  
Revised assessment: $1,058,329.  
Abate: $ 115,200.

Patrick & Elena Turevon  
122 Brook Hollow  
Parcel ID: 39-12-70  
Assessment: $300,600.  
Appeal: 2021-49

Assessment is fair and consistent.  

Recommendation: Deny the request.
Sunnybank Farm 2 King RD LLC  
2 King Road  
Parcel ID: 30-2-1  
Assessment: $478,000.  
Appeal: 2021-50

Adjust condition of house and remove view from land.  

Recommendation: Abate

Tax Year 2021 assessment:   $478,000.  
Revised assessment:   $418,200.  
Abate:   $ 59,800.  

Margaret Bragg  
108 Greensboro RD  
Parcel ID: 26-17-1  
Assessment: $451,200.  
Appeal: 2021-51

Adjust design/appeal.  

Recommendation: Abate

Revised assessment:   $432,200.  
Abate:   $ 19,000.  

Wayne Young  
16 Ledyard Lane  
Parcel ID: 34-64-1  
Assessment: $837,900.  
Appeal: 2021-52

Assessment is fair and consistent.  

Recommendation: Deny the request.  

Haiyi Xie & Fang Li  
6 Hollenbeck Lane  
Parcel ID: 26-43-1  
Assessment: $474,500.  
Appeal: 2021-53

Assessment is fair and consistent.  

Recommendation: Deny the request.  

Jacqualyn & John Velozo  
5 Spencer Road  
Parcel ID: 18-23-1  
Assessment: $803,400.  
Appeal: 2021-54

Make corrections to data, revise condition to average and add functional obsolescence for sewer line and driveway lowering utility of garage.  

Recommendation: Abate

Tax Year 2021 assessment:   $803,400.  
Revised assessment:   $759,100.  
Abate:   $ 44,300.  

Advisory Board of Assessors
Penelope Cove
103 Greensboro Road
Parcel ID: 26-18-1
Assessment: $468,300.
Appeal: 2021-55

Adjust land for limited utility.

Recommendation: Abate

Tax Year 2021 assessment: $468,300.
Revised assessment: $457,200.
Abate $11,100.

Geoffrey & Suzanne Curtis
4 Woodrow Road
Parcel ID: 23-132-1
Assessment: $844,100.
Appeal: 2021-56

Adjust land for limited utility.

Recommendation: Abate

Tax Year 2021 assessment: $844,100.
Abate $52,900.

Matthew Lotterhand & Sarah Slater
12 Dunster Drive
Parcel ID: 19-60-1
Assessment: $610,200.
Appeal: 2021-57

Assessment is fair and consistent.

Recommendation: Deny the request.

Richard & Martina Daley
91 Greensboro Road
Parcel ID: 26-23-1
Assessment: $525,800.
Appeal: 2021-59

Assessment is fair and consistent.

Recommendation: Deny the request.

Timothy & Courtney Pierson
5 Lakeview Drive
Parcel ID: 3-86-1
Assessment: $894,600.
Appeal: 2021-61

Adjust design/appeal rating and view factor

Recommendation: Abate

Tax Year 2021 assessment: $894,600.
Revised assessment: $823,300.
Abate $71,300.
Chair Gardner Moved to adjourn meeting. Joanna Whitcomb Seconded the motion. All in favor. Meeting was adjourned at 6:20 p.m.