

New Ashford Tax Classification Hearing  
New Ashford Town Hall  
January 18, 2018

Board Present: Jason Jayko (chair), Mark Phelps, Ken McInerney  
Others Present: Gus Martin, Stephen Jayko, Sherry Youngkin, Frank Youngkin, Tammy Steinhoff, Alan Steinhoff, Richard Demyer, Keith Lacasse, Lori Jayko

Hearing opened at 6:00

Gus Martin, assessor, presented a single tax rate of \$10.71. The increase in the tax rate is due to the assessed value differences from the previous year. Residential values went down .9%, open space increased 9.1%, commercial property went down 22.8%, industrial went down 12.1%, and personal property went down 12.9%. Commercial values are down due to the deterioration of buildings at Silverleaf and the Econolodge's back building. Gus reported that Silverleaf's value was down by \$225,000. Industrial went down because the state reclassified something from industrial to commercial. Personal Property went down because of a decrease in Verizon's value, based on DOR's valuation. Residential values went down slightly. Gus used square footage, quality of construction, condition, and extras (porch, extra bathroom, etc) in his formula on his computer system. Patriot Properties software takes into account more information. In the past the town has had a 30% split tax rate. A split tax rate at 30% would be \$10.11 residential and open space, and commercial and industrial at \$13.92. Mark Phelps recommended working towards a single rate, as it's easier for the assessor than a split rate and there aren't many businesses in town. Last year, Gus used \$30,000 from free cash towards lowering the tax rate.

Mark made a motion to close the Tax Classification Hearing at 6:53, seconded by Ken.