

AD HOC TAXATION/ASSESSMENT ADVISORY COMMITTEE MEETING

APRIL 2, 2012, 11:00AM, Library Meeting Room

1. Call to order

Meeting called to order at 11:03 A.M. by Bob Manchester.

Present were Committee Members Robert Manchester (chairman), Joel Hellmann, Donald Nessing, and Joop Nagtegaal (secretary). Also present were Michael Minardi, tax assessor and Richard Nagle, President, Appraisal Resource Revaluation Group, LLC. Committee member Bob Dillon was excused.

2. Approve Minutes of March 26, 2012 Meeting.

The minutes of the meeting of March 26, 2012 were approved without amendments upon a motion duly made and seconded.

3. Public Comments

There were no public comments.

4. Standards for Barrington Property Assessment

Bob welcomed Richard to the meeting, and said we appreciated his willingness to help us. He then summarized where we are with developing standards for Barrington, and our major goal, which is to take as much subjectivity out of the revaluation as possible.

He started with asking Richard whether he thought it would be helpful if we would hire a consultant . He said that we as a committee would need to set some sense of what standards should be and how they would influence the revaluation process. Bob added that the standards should not conflict with IAAO standards or State law. Joel added that we should work on standards for the BAR as well. Joop said that the standards should indeed be helpful for the assessing firm and the BAR.

Richard expressed doubt that we benefit much from a consultant, and that we should also not expect much help from the State. He mentioned that the State has two statutes, one that says that property values can only be determined by a certified appraiser, and the

other than the tax assessor determines the values, but does not have to be a certified appraiser. Apparently, Peter Scotti is arguing that because of the first statute, a non-certified tax assessor cannot argue about a property value before the BAR.

He mentioned further that Connecticut has the best regulations in New England and that there is no issue who can do valuations there. He said Massachusetts is also OK.

Bob Manchester then asked whether Richard could think of any standards that would help. Richard replied that standards could be helpful for process issues. He also noted that Barrington is fairly unique because of its non-uniformity, so process standards might not be applicable to other communities. It was pointed out that we are trying to develop Barrington specific standards, so that is not considered a problem.

5. Role, Responsibilities and Annual Legal Training for Assessment Board of Review Members regarding the hearing of assessment appeals

Bob Manchester said that it would be good to first hear a presentation by Michael Ursillo about the legal aspects. There were no further comments.

6. Sales data 2010-2011

Bob Manchester said he had received the 2010-2011 sales data from Michael Minardi. Michael pointed out that the data are the “raw” data, including sales that normally would be disqualified such as bank sales, foreclosures, etc. There was some discussion about how to “scrub” such sales in the data. Bob Manchester said that he would remove all the sales involving a financial institution and move forward from there.

7. Date of next meeting

The next meeting will be on April 2, place and time TBD. Bob Manchester will contact Rich Nagle and coordinate time and location with Peter DeAngelis.

8. Adjourn

The meeting was adjourned at 9:53AM.

Respectfully submitted,

Joop Nagtegaal, Secretary