

Town of Londonderry
Lister Grievance Hearings

June 4, 2021

The meeting was called to order at 8:30. Present were Jeremiah Sund (Assessor), Sandra Clark (Head Lister), Dwight Johnson and Debbie O'Leary (Listers). All hearings were held by telephone except for Dodie Crossman, who appeared in person.

8:30 Nicholas and Christine Blaylock – the Mr. and Mrs. Blaylock presented their reasons for requesting an adjustment to the current assessment of their property on Cohen Road. Jeremiah discussed the deed research that he had done and the results of an onsite meeting he had with the Corps of Engineers concerning flood plain boundaries. During the hearing, the Listers office agreed that the value will be reduced to the 2020 valuation for the 2021 Grand List. The Listers Office indicated that further review for the 2022 Grand List will be conducted to verify an acreage change from 3ac to 7.1ac as indicated by the deed research done in the office. CAI (the towns mapper) will review the acreage changes along with abutters' deeds to help with clarification on the issue.

9:00 Robert and Jill Benezra – Mr. and Mrs. Benezra are the current owners of the former Frog's Leap Inn. They presented their reasons for requesting an adjustment to the total assessment of the Inn, the various outbuildings and the land. They were not able to present a total cost of the renovations they had done so far, nor were they able to present the value of the buildings and land covered by their insurance policy. They stated that they had never had the property appraised privately. The owners indicated that they had received an estimate of \$1 million dollars to finish the repairs to the building. The listers requested a copy of this estimate. Mr. Benezra indicated that the value increase should not have been so great based on the amount of work completed since the inspection in 2018.

10:30 Kathy Stern (Jack Beinashowitz was not available) – Ms. Stern presented their reasons for requesting an adjustment to the current assessment of their property on Landgrove Road. The property was reviewed prior to grievance per request by Jack Beinashowitz. The Listers office agreed with the request to lower the assessment to the purchase price of \$125,000. Ms. Stern was asked why they felt there should be a further reduction to \$100,000, and she indicated that this was the original offer presented to the seller, which was recommended by their realtor.

11:30 Stephen Lally and Jennifer Veech – They discussed their appeal and presented their case for an adjustment to the current assessment. They stated that they had a private appraisal done, so they will submit that via email later this afternoon. The Listers office indicated that an inspection would be required prior to reviewing the value of the house, as there has not been an interior inspection on the property since 2008. The Listers office presented information on

recent land sales that occurred in 2021. Mr. Lally indicated that he thought the value adjustment as a result of the 3lot subdivision was simply just too high and would appreciate further review of the valuation conclusion.

12:20 Dodie Crossman – Mrs. Crossman was not appealing the assessment of their property, but she did have some questions about the assessment related to some very serious water damage that has rendered the house unlivable until repairs are completed. Jeremiah will conduct an onsite inspection this afternoon.

The Grievance Hearings ended at 3:00PM.