

Board of Assessors 3-8-2017

Meeting was called to order by Sue Rothrock, Secretary at 7:35 PM. Denis, Chair was absent due to traveling.

We opened the discussion about the Base Rate as discussed at last meeting. Pam said she did several calculations and there was not much of a difference changing the base rate to 10,000 sq ft, the minimum lot size in New Castle County, and the current minimum assessed size of 7116 sq ft, the size of the smallest lot in the Village of Arden. The "A Rate" (base) will be determined after the budget is approved in May. The 2016 "C Rate" (large lot) is assessed at 40% of the "A Rate". The "C rate" is applied to the amount of land on a leasehold not covered by the A or B rates. The 2016 "D Rate" (commercial rate), applied to one leasehold only, is assessed at a surcharge of 75%, with no deduction for frontage on Marsh Road.

Motion: Keep the C rate and the D rate as previous year. Keep the A rate based on smallest lot (7116 sq ft). All approved. Passed.

Next topic of discussion was on factors.

The specific location factors in 2016 are as follows.

1. Leaseholds adjacent to Arden Forest, Ardencroft Forest, or Sherwood Forests +10%
2. Leaseholds fronting on Arden Forest, Sherwood Forest, or Ardencroft Forest by being across the street +5%
3. Leaseholds adjacent to or fronting on a communal green +5%
4. Leaseholds adjacent to Harvey Road and/or Marsh Road -5%
5. Leaseholds having driveway access only to Harvey Road and/or Marsh Road -5%

Notes

1. The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.
2. Location factors 4 and 5 are additive if both are applicable.
3. If multiple forest factors apply, the higher of the two factors shall be applied.
4. No fractional or partial factors apply for leaseholds fronting or adjacent to forests or communal greens.

Discussion on flat rate vs. current rates. Discussion whether Assessors are authorized to assess the characteristics of a lot. Discussion on partial factors.

Motion : Factors should stay the same as 2016. 5 approved, 1 opposed. Passed.

Mike handed out a copy of his *2013 Rental Value Assessment of Arden's Leasehold Lands* to each Assessor.

Next meeting topic: B Rate / ADU's

Meeting adjourned at 8:50 PM