

The Board of Assessors
Village of Arden
Meeting February 8, 2018, BWVC

Meeting was called to order at 7:40 by Warren Rosenkranz, Chair

Present: Warren Rosenkranz, Brooke Bovard, Denis O'Regan, Pam Politis, Tom Wheeler, Alton Dahl

Not Present: Kate Threefoot.

Called to order 7:07 pm

Minutes from January meeting approved

A. Discussion of adjusting report format and language of future Assessor's Report to minimize unintended interpretation of intended assessment by Trustees. Benefits and drawbacks of providing a report including an exact calculation of land rent for each leasehold was discussed.

B. Motion to use the community standard for land assessment was made, seconded, and passed.

C. Lot Size for A Rate Calculation

Discussion of appropriate Lot Size for A Rate included justification for applying A Rate up to 7,116 sq ft of a leasehold vs. applying A Rate up to 10,000 sq ft of a leasehold. Motion to apply A Rate to first 7,116 sq ft of each lease was made, seconded, and passed.

D. B-Rate

1. Assessors discussed implications of New Castle County and Town Assembly actions concerning ADU regulation on land rent of Arden leaseholds. Assessors discussed whether land assessment should be impacted by motions that can be instituted or repealed by a single majority vote of Town Assembly.

2. Assessors discussed whether restrictions relevant to county and village regulation on ADUs (e.g. owner occupation) impact land value, and if so, how so. Are ADU restrictions relevant to land value in a manner analogous to use zoning, which has historically been a factor in land assessment?
3. Discussion about whether owner occupation should be regarded as associated with improvements to the land or related to the land itself, and therefore impacting the value inherent to the land.

Meeting was adjourned at 9:05