

The Board of Assessors
Village of Arden
Meeting May 28, 2019, BWVC

Meeting was called to order at 7:35 pm by Mark Wood, Chair

Present: Mark Wood, Pam Politis, Debbie Ricard, Tom Wheeler, John Scheflen, and Brooke Bovard

Not Present: Elizabeth Varley

1. Assessors discussed town efforts to reduce committee budgets to ease the burden of increasing non-discretionary financial obligations. Efforts were recognized and supported, however, the Assessors discussed that the Village expenses are dominated by the non-discretionary obligations such that town committee financial adjustments will not result in meaningful changes to the amount assessors will propose to collect.
2. Discussed one current proposal: A-rate lot size of 7,116 sq. ft.; B-rate of \$750 on ADUs; c-rate of 40%, and a placeholder amount of \$725,000 was used for analysis.
3. Assessors discussed the impact of this current proposal on land rent bills compared to previous years, including analysis of median, average, ranges of highest and lowest percent changes. During this analysis, Assessors discussed ways to minimize extreme land rent changes from year to year.
4. Discussed proposal to charge all leaseholds with grandfathered ADUs the B-rate, and had an extended discussion on valuation of ADUs:
 - a. Differentiating land value of new ADUs compared to grandfathered ADUs involved a variety of factors. New ADUs have a diminished privilege compared to grandfathered/prior ADUs because of owner-occupied limitation. Yet, the burden on the community in traffic, trash collection, town congestion, noise is the same for all ADUs.

- b. Assessed sense of room on whether new owner-occupied ADUs should have some charge on land rent without consensus.
 - c. Discussed adjustment to B-rate amount to increase to \$800/ADU, with generalized support among the Assessors present.
5. Motion to reduce Assessors budget to \$50 passed.
 6. Meeting adjourned at 9:11 pm.