

Arden Board of Assessors Meeting
Monday, March 13, 2023
Buzz Ware Village Center

Attending in Person: Deborah Ricard, Elizabeth Varley, Tom Wheeler,
Denis O'Regan, Shana Pinter, and Vicki Scott
Attending via Zoom: Brooke Bovard

Call to Order: 7:09pm

- The meeting was called to order by Debbie Ricard at 7:09pm with six members present at the Buzz and one member present via Zoom.
- A **motion was made** to approve minutes from the 2/13/23 meeting. Motion passed.
- Topic of discussion for today is "location factors" including leaseholds adjacent to forests, fronting a communal green, adjacent to Harvey/Marsh Rd.
- Debbie provided a printout with historical information on location factors.
- Denis stated he is satisfied with the current factor calculations and sees no reason to change.
- Brooke noted additional historical facts including factors are not applied to the commercial property on Marsh Rd. and that living on Harvey or Marsh Rds. used to be given a -10% factor which differs from the current -5%.
- Brooke expressed a concern about the impact increased traffic and other safety hazards are having on the value of leaseholds on Harvey Rd. and suggested we consider increasing the factor percentage discount for these leaseholds.
- A discussion ensued and Brooke was asked to provide traffic volume data from the county or state for the Board to review and consider at the April meeting.
- Vicki shared information she discovered from NCC about how they assess taxes and how it compares to how Arden performs its assessment. Mostly based on visual inspection of buildings, total square footage, and added value factors.
- Brooke asked that we consider for discussion in April how and/or why our current multi-tiered assessment calculation method was developed and if it still serves its purpose.
- Briefly discussed the impending NCC reassessment and potential impact to Arden.

ACTIONS:

- Debbie will reserve a room at the Buzz for each meeting, post a meeting notice on the bulletin board, and send out Zoom meeting links.
- Debbie will post approved meeting minutes to the web site.
- Vicki will continue to research how New Castle County calculates the assessment to Arden.
- Brooke will investigate traffic speed & volume data.

Next Meeting: Monday, April 10, 2023, at 7:00pm in person or via Zoom

Meeting Adjourned: 8:18pm

Respectfully submitted,
Vicki L. Scott

2023 BOARD OF ASSESSORS MEETING DATES, TIMES & TOPICS

All meetings are scheduled in person at the Buzz Ware Village Center

If a change in Covid pandemic safety protocol occurs, meetings will revert to zoom.

Mon, Jan 9, 2023	7:00 PM	Premises for Assessment, A Rate & Lot Sizes
Mon, Feb 13, 2023	7:00 PM	B Rate & Initial ADU Discussion
Mon, Mar 13, 2023	7:00 PM	Factors & Continuing ADU Discussion
Mon, Apr 10, 2023	7:00 PM	C & D Rates & Continuing ADU Discussion
Mon, May 1, 2023	7:00 PM	Extra Work Meeting, if needed
Mon, May 8, 2023	7:00 PM	Public Forum
Mon, May 8, 2023	7:30 PM	Continued ADU Discussion
Mon, Jun 12, 2023	7:00 PM	Public Forum
Mon, Jun 12, 2023	7:30 PM	Continued ADU Discussion
Mon, Jun 19, 2023	7:00 PM	Extra Work Meeting, if needed

Discussion topics subject to change as needed.

Call 302-690-4228 for questions or more information.