

Seabrook Beach Civic Association

June 18, 2018 Meeting Minutes

President Phyllis Farfaras called the public meeting to order by welcoming those in attendance, leading the Pledge of Allegiance, and making some announcements.

149 families out of 800 have joined the SBCA to date. Phyllis stressed how the association cannot do things such as plant flowers, hang the American flags, and restore benches without the money generated from SBCA membership and donations.

Phyllis read the treasury balance on-hand as of May 31, 2018.

Dave (Beautification) - An American flag by the Seabrook Beach entrance sign has a new rope on its flag pole. Roses have been planted at the Hooksett Street entrance. The flower planters on the right-of-ways have started to be stuffed with seasonal flowers. Flowers will periodically be fed Miracle Grow. Additional flowers will be planted in front of the Seabrook Beach Village District building. A request was made for volunteers to water flowers.

Phyllis encouraged anyone who wants to volunteer to pick up litter along the perimeter of Ocean Blvd. to wear a reflective vest (provided by the SBCA) for safety.

Phyllis introduced the guest speaker, Angela Silver, Town Assessor.

Angela discussed some prepared talking points:

- New tax exemptions are available.
- Sales are running at 86% of market value.
- Increases are needed to be above 90%.
- The state wants the town to be at a 90-100% ratio.
- The selectmen/women wants the town to be at 95% to ensure that the Power Plant pays their fair share of taxes.
- Ocean-front properties are at 98% (& will not be going up).
- Ocean-front properties hold pretty steady. - The average price of an Ocean

Front neighborhood property is \$1mil.
- Seabrook is broken up into 8 neighborhoods.

Phyllis facilitated a Q & A exchange:

Bob (Atlantic Ave.)

Q: If most properties are around 100%, then why have property taxes increased so significantly?

A: An outside company saw it increase. Between 15-25% of the lots went up about \$100,000.

Q: Are evaluations uniform?

A: When the company did the evaluation, taxes went up 15-25% (some even more). When there is an evaluation, there is a redistribution of taxes.

Jim (Portsmouth Ave.)

Q: What was the over-all increase in Seabrook with the evaluation?

A: 11-12%

Jim comment: Overall, the beach went up 20% in appraisal.

Q: What is the objective of the 5 year review?

A: To make sure that everyone pays their fair rate of taxes in the current market.

Lorraine (Pembroke St.)

Q: Are Atlantic Ave. and Ocean Drive & the houses 2-3 back similar in land values?

A: Hooksett St. and north of there are cut into 3 neighborhoods because the streets are longer (vs. 1 in the middle of Atlantic Ave.). There is a \$70,000 land-value difference between Ocean Drive and the B2 neighborhood, which show 92 % of market value.

Cheryl (Plymouth St.)

Q: What can you look at for sales south of Hooksett St.?

A: There are sales, but they don't show that the assessments need to be increased. I try to be fair. Ocean-fronts are treated the same and then the next lot back, etc. Then after that, it's based on judgment.

Bridget (Ocean Blvd.)

Q: Houses used to be assessed by the high-tide line. How have things

changed since then?

A: I check the MLS listing property descriptions on-line and see what the write-ups say about how close a home is to the beach.

Bob (Atlantic Ave.)

Q: It's 25% more what at the beach?

A: The assessed value is up 25%.

Q: Do Hampton and other towns do it the same way?

A: Hampton does.

Q: How has the new development in town affected houses at the beach?

A: The new strip malls do not affect the values of a single family home.

Vicki (Bristol St.)

Q: How do you determine the value of a double lot with 1 house on it?

A: If a house is straddling it, you may not legally be able to build on the line. It would be in-question. You'd have to ask the Seabrook Beach building inspector, Steve Keaney and consult with the zoning board.

Q: Is there a % that you use?

A: You look at the sales and not the 2 lots.

A ranch house on Bristol Street sold for \$799k.

Joe (Dracut St.) and Theresa (Portsmouth Ave.) pleaded for the audience to become knowledgeable about the town of Seabrook's future water-bill increase plans.

Doris (Atlantic Ave.) shared how Seabrook has the 2nd lowest water rate in the state of NH.

Respectfully Submitted,

Vickie Sawyer

SBCA Secretary