

Assessors Meeting Minutes
June 10, 2013

Meeting was held on Monday June 10, 2013 and called to order at 6:00 p.m. by Sandy Lilly
Present: Sandy Lilly (SL), Peter Wiitanen (PW) and Jennifer Morse (JM)
Absent: Wayne Gardner (WG)

Appointments/Audience: Douglas Luce was present to meet with the BOA and Duane Adams from Mayflower Valuation regarding his 2013 abatement request and the value of the house. Discussion ensued on the property and factors. Duane pulled up comparable sales in Ashfield, from local towns and also compared the 16 ranch houses that are the same in Ashfield. PW suggested to Mr. Luce to bring in the appraisal that he had done with a building value of \$160,000.

Meeting with Duane Adams continued and discussion ensued on Building Permit inspections, having Mayflower Staff contact JM when they are going to be utilizing the Assessor's Office and Computer, discussion on cyclical visits and how pleased the BOA is with Samuel and his work. The BOA requested that Samuel do the building permit inspections and any other home inspections going forward. The Board also spoke to Duane about the current contract and looking at values for FY14. Discussion on Individual Appraisals vs. Mass Appraisal. SL made reference to the co-owner of Mayflower Ellis Withington and his very impressive resume and told Mr. Adams that the Board was happy to have Mayflower as a consultant going into the ATB hearing.

Meeting with
Meeting Minutes: May 20, 2013 - Tabled

Signatures: Signed by SL and PW unless otherwise noted

Motor Vehicle Excise Warrant #3 (Document 1)

Motor Vehicle Excise Warrant # 99 (Document 2)

Payment Voucher - Franklin County Registry of Deeds \$1- Signed *by SL* (Document 3)

Payment Voucher – MAAO - Summer Conference \$540 - Signed *by SL* (Document 4)

Old Business:

Assessors Expense Sheet dated June 3, 2013 – Reviewed by Board (Document 5)

Job Descriptions - Selectboard member Ron Coler (Town Hall Liaison) and JM had a brief conversation about the job description currently on file with the Personnel Committee. JM had explained to Mr. Coler that the BOA recently voted not to send the Assessors Chair, Assessors or Assessors Clerk job descriptions to the Personnel committee since the Assessors is not overseen by the Selectboard. JM did give Mr. Coler the most recent job description from June of 2011 but noted that the job description needs to be reviewed. SL and JM will work to put together a new more accurate job description.

Donna MacNicol Update ATB Hearing - Hearing will most likely be postponed at a request from the Ashfield House attorney. Donna will be getting Mr. Withington from Mayflower out to do a full appraisal of the property prior to the hearing.

New Business:

Mapping Services Contract/MassGIS Conversion – Cartographics - Tabled

Survey for Lois Ebel and Elizabeth Busky - Survey Reviewed (Document 6)

Letter from Doherty, Wallace, Pillsbury and Murphy, PC - Letter Reviewed (Document 7) regarding NEFF property in Hawley and the ongoing ATB hearing.

Air Conditioner- While putting in the air conditioners the Assessor's Office unit broke and Del noted that it was a very old and heavy unit. Decision was made to purchase a new air conditioner for the office and JM will ask Wayne Gardner to follow-up.

A motion was made by SL to adjourn the meeting at 7:50 p.m. seconded by PW - Unanimous

Next Meetings:

June 24th at 6 p.m.

MOTION:

Submitted by:

Jennifer Morse

June 11, 2013

Approved July 1, 2013

Document List

1. Motor Vehicle and Excise Warrant #3
2. Motor Vehicle and Excise Warrant #99
3. Payment Voucher - Franklin County Registry of Deeds \$1
4. Payment Voucher - Summer Conference MAAO \$540
5. Assessors Expense Sheet Dated 6/4/13
6. Survey for Lois Ebel and Elizabeth Busky
7. Letter from Doherty , Wallace, Pillsbury and Murphy, PC
- 8.