

Assessors Meeting Minutes
July 15, 2013

Meeting was held on Monday July 15, 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:

Get Well Card: Get well card was signed by the board and clerk for Samuel K (Mayflower Rep) who had emergency surgery last week.

Meeting Minutes:

A motion was made by SL and seconded by PW to accept the minutes from July 1, 2013

Vote: SL- Aye, PW- Aye

Signatures: Signed by All Board Members unless otherwise noted

Payment Voucher - Mayflower Valuation Bill 1of 4 - \$4675	<i>Signed by SL</i>
Payment Voucher - Franklin County Registry of Deeds - \$2	<i>Signed by SL</i>
Payment Voucher - CAI Technologies (Conversion Contract) - \$300	<i>Signed by SL</i>

Old Business:

Mayflower Inspection and Assessment of John Ford Property – Duane Adams and Sandy Lilly went to the property and did an exterior inspection of the property. Appraiser used comparable sales that were much older than the property in question (both being 50 + years old compared to the house in question which is 6 years old). Duane brought closer age comparable and based on the inspection came up with an assessment of \$249,000. The appraiser had come back with a number of \$210,000. JM to draft a letter to Mr. Luce explaining the assessment. JM to contact Duane Adams to help adjust the property card to reflect the new assessment of \$249,000.

New Business:

Inquiry of Shed Tax - JM contacted Duane Adams and Alice Wozniak regarding a resident's inquiry to skid shed and if they are taxable. Both Duane and Alice stated that regardless of what the shed is built on it is taxable. JM to contact resident to let him know and explain how sheds are valued and what the estimated tax per year would be.

July 22nd Office Hours and Split Help from Alice Wozniak - The office will be closing on Monday July 22nd at Noon. Office Hours will be from 8 a.m. – Noon. JM asked permission to seek the help of Alice Wozniak with several splits to avoid error.

Survey's received from Franklin County Registry of Deeds - Survey's Reviewed by the Board.
Williams Investment Trust Book 134 Page 92
Norman Stewart Walker Book 134 Page 97

Map 2 Lot 24 owner came into the office to inquire on the property bill. The property is listed as 9.212 acres and the owners feels that it only supposed to be a little over 2 acres based on the deeds. PW will research the property and deeds and will come back to the next meeting with information.

A motion was made by SL and seconded by PW to adjourn the meeting at 6:38 p.m. and to not return to regular meeting going into Executive Session for Litigation (MGL Chapter 39 S.23B) Ashfield House LLC vs. Ashfield House – *Vote: SL- Aye, PW- Aye*

Next Meetings:

August 5 at 6 p.m.

Submitted by:

Jennifer Morse

July 16, 2013

Approved: July 23, 2013

Document List

1. Payment Voucher – CAI Technologies \$300
2. Payment Voucher - Mayflower Valuation 1 of 4 \$4675
3. Payment Voucher - Franklin County Registry of Deeds \$2
4. Survey - Williams Investment Trust
5. Survey - Walker