

Assessors Meeting Minutes
October 3, 2016

The meeting was held on Monday October 3, 2016 and called to order at 6:00 p.m. by Donna Sarro
Present: Donna Sarro (DS), George Stephan (GS), Jennifer Morse (JM)
Absent: Amy Shapiro (AS)

Appointments

Kayce Warren – Interim Town Administrator was present to discuss the reasons for Request for Proposals (RFP) and to ensure that the contract standards are being met. RFP’s allow the town to look at more than just the lowest bid. The contract with Mayflower Valuation for Assessing Services ends on June 30, 2017 and we will be looking for a three year contract for FY18-FY20 beginning on July 1, 2017. After discussion it was decided that an RFP will be done in the spring as it is not feasible to do the RFP process at this time and again in the spring. A draft of the RFP was distributed and will need a few extra documents to be complete including an evaluation form and sample town contract. At this time Jenn will contact companies for written proposals so the board can get an idea of the costs for budgeting purposes.

Samuel Konieczny from Mayflower Valuation joined the meeting at 6:20 p.m. to review the completed LA4, LA3, LA13 and LA15 documents entered into gateway. Sam reviewed the LA3 and talked about sales in Ashfield for the past two years, showing the reasoning for the 5% increase in values for residential single family homes. Sam also reviewed the LA13 – new growth figures showing the \$14 million plus increase in WMECO and \$800,000 in residential growth. Sam also reviewed the LA4 showing the values and Jenn shared that she sent the LA4 to the water district. The documents are ready in gateway to be signed by members of the board.

Meeting Minutes

A motion was made by GS and seconded by DS to accept the regular meeting minutes from September 7, 2016

VOTE: Unanimous 2-0-

A motion was made by GS and seconded by DS to accept the executive session minutes from September 7, 2016

VOTE: Unanimous 2-0-

Signatures *All documents signed by both members present – DS & GS*

Warrant to Collect Motor Vehicle #5
Chapter Liens - Capra & Gemme
Real Estate Monthly List – Levy 2017
Motor Vehicle Monthly List –Levy 2016

Chapter Land Applications

Application #	Chapter Use	Name	Map/Lot	Total Acres
24	Chapter 61A	Lanoue D & A	9-0-57	80.27
25	Chapter 61A	Lanoue R & C	9-0-73	18.3
14	Chapter 61B	Jonas	2-0-9	230.30
16	Chapter 61B	Ragan	11-0-45	13.187
21	Chapter 61B	Cranson	7-0-32	15.35
26	Chapter 61B	Damato	2-0-83	33

Application #	Chapter Use	Name	Map/Lot	Total Acres
15	Chapter 61B	Matland/Farmer	6-0-46	48
23	Chapter 61A	James	1-0-45	65
22	Chapter 61A	Pratt, J & R	3-0-4	124.4
18	Chapter 61A	Erickson	6-0-22	12.26
17	Chapter 61A	Williams	2-0-112	9
20	Chapter 61A	Roberts	6-0-34 & 35	55.6

Outstanding Real Estate Tax

Old Outstanding Real Estate- email from the Collector - JM explained that the uncollectible abatement request is a way to get the bills off the books. *A motion was made by DS and seconded by GS to approve the abatements based on the reason given. VOTE: Unanimous 2-0*

1550 Yard Items Verification

GS will visit the property and verify the removal of yard items. A reminder of the abatement process will give to the property owners since no changes can be made to the data base since values have been set.

Land Ownership 11-0-38A

Jenn shared the surveys and deeds brought in by the property owners in regards to a .515 acre parcel that they did not claim to own. Jenn also shared a survey done at a later date and a deed showing ownership. The parcel is now in tax title since the tax has not been paid since 2005. Documents were reviewed and JM will bring the property card for the land owners to the next meeting. The property owners will be invited to a future meeting to discuss.

Ashfield House Update

FSI appraisal is waiting for documents from the Ashfield House in order to complete their appraisal of the property. Donna emailed today and will contact Barry Auskern again requesting the information. A change in hearing dates will need to happen since the appraisal will not be complete by next week.

Next Meeting

October 17, 2016

DS stated that the "Board of Assessors is entering into executive session to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, that Exemption applications are not open to the general public, and as allowed by MGL Chapter 30A Section 21 Reason 7.

A motion was made by GS and seconded by AS "that the Board of Assessors will enter into executive session not to return to regulars session to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, that exemption applications are not open to the general public as allowed by MGL Chapter 30A Section 21, Reason 7"

Roll Call Vote: Donna Sarro – Yes, George Stephan Yes

Regular Meeting was adjourned at 7:15 p.m.

Submitted:
Jennifer Morse

October 4, 2016