

Assessors Meeting Minutes
November 5, 2012

Meeting was held on Monday November 5, 2012 and called to order at 6:30 p.m. by Sandy Lilly
Present: Sandy Lilly (SL), Wayne Gardner (WG), Peter Wiitanan (PW), Jennifer Morse (JM)

Appointments –

Jude Elbaum 152B John Ford Road discussed with the board the ongoing cyclical visits. Ms. Elbaum's home was inspected the first day of inspections when her children permitted Samuel inside. Ms. Elbaum felt violated and feel like her house is inspected more often than her neighbors. SL reviewed Ms. Elbaum's property card and explained the cyclical property and building permit inspections. JM put Ms. Elbaum's property on the do not visit without an appointment list.

William Peck Map 2 Lot 93 – Board reviewed documents including email from Mr. Peck regarding the 2012 abatement, 2013 taxes and 2010 taxes. The BOA called Mr. Peck at 7:30 p.m. SL after greeting Mr. Peck requested that he send us a current copy of his FMP along with a copy of the most recent surveys done on the property. SL stated that property had multiple errors but the current board is committed to making it right. The discussion continued with the 2013 tax rate. The land was transferred from 8 acres in LUC 131 to 601 during fiscal year 2012. This land should have a broken out portion of LUC 131 and 601 combined. The land in 2009 changed acreage from 9.108 acres to 8 acres and was all put into LUC 131. It was explained to Mr. Peck that the tax rate for FY2013 is still not set and we are in a position that we cannot change the information in our system. Once the tax rate is set and the bills are printed JM will have Laura Blakesley hold out the tax bill for this property. The board will then send Mr. Peck an Omitted Bill for FY2013 based on the correct assessment for the multiple land use codes.

The conversation continued with 2010 and 2011 taxes. A clerical error of a deed changed ownership of Map 2 Lot 93 to Mr. and Mrs. Clinton Davis. Mr. and Mrs. Davis paid the taxes on this property for FY2010, 2011 and the first two quarters of 2012. SL explained that the Davis family has applied for an abatement for 2010 and 2011 and that the board does not have a decision on the abatement from the DOR to date. Mr. Davis stated that if the abatement comes through with an approval than Mr. Davis would like to know the values of the property for those two fiscal years and he will make a voluntary payment. PW stated that we could not send him an omitted bill for that property and demand payment. JM to let Mr. Peck know when action has been taken by the DOR on the abatement application.

The conversation than went to 2012 and that the BOA granted an abatement for this property. Mr. Peck paid but did not receive any money back for this abatement. SL stated that Tax Collector Laura Blakesley will work to correct the abatement money situation.

Minutes –

A motion was made by WG and seconded by SL to accept the minutes as amended from October 15, 2012

Vote: WG – Aye, SL – Aye, Peter- Aye

Signatures – Documents signed by **All Board Members** otherwise noted

- Monthly Report – Real Estate/Personal Property October 2012 in the amount of \$0
- Monthly Report – Motor Vehicle October 2012 in the amount of \$0
- Payment Voucher – Mayflower \$11,050 **Signed by Sandy Lilly**
- New Cyclical Letter to Property Owners with correct mayflower representative information

Old Business

Cyclical Visits – Mayflower Valuation Inc. has begun cyclical inspections. Samuel the Mayflower representative will complete between 10 and 16 visits per day. When property owner is not at home Samuel is leaving a letter provided by the Board with information on how to make an appointment.

Status of FY2013 Tax Rate - DOR has approved the LA4 and LA13. JM contacted accountant Joyce Muka and she has all the data entered into Gateway for signatures. The BOA has a Classification hearing scheduled with the BOS on Wednesday November 14, 2012 at 7 p.m. Notice of the hearing was sent to the legal ad section of the Recorder as required by the DOR.

Cartographic Demonstration – Cartographic will be presenting the MassGIS and Online Query Manager to all boards, committees and residents interested at 6 p.m. in the Lower Hall of Town Hall. JM to send an invite to all via email and flyers. JM will post to the website as well. JM noted that Mary Fitzgibbon and Doug Field inquired on the tax rate setting but also on the article being requested by the BOA. JM broke down the information and provided them both with more details.

New Business

- Property Owner Robert Markey came to the office with questions regarding the assessment of his property. JM gave Mr. Markey copies of his property cards with the phone numbers of the BOA members for further inquiry.

Chapter Land Applications – FY 2014

JM reported that only a handful of applications are waiting for more information before approval.

The following Chapter Land Applications were granted for FY 2014 and signed by *SL, PW, WG* unless otherwise noted

Clark Brothers Orchards	Map 1 Lot 43	Chapter 61A	Application # 52
Klippenstein/Lacinski	Map 5 Lot 62	Chapter 61A	Application # 62
D & A McCullach	Map 6 Lot 4	Chapter 61A	Application # 55
Mary Cushman	Map 8-4 Lot 26	Chapter 61A	Application # 77
Peter Curtis	Map 8-4 Lot 1	Chapter 61A	Application # 17
	Map 8-3 Lot 9	Chapter 61A	Application # 17
	Map 8-4 Lot 2	Chapter 61A	Application # 17
Bob & Emily Robertson	Map 4 Lot 8	Chapter 61A	Application # 45 <i>PW</i>
John & Lois Heddens	Map 1 Lot 5	Chapter 61A	Application # 64
Sharon Wells	Map 7 Lot 53	Chapter 61A	Application # 76
Robert & Johanna Pratt	Map 3 Lot 43	Chapter 61A	Application # 75
Thomas & Shirley Schreiber	Map 6 Lot 9A	Chapter 61A	Application # 66
	Map 6 Lot 14	Chapter 61A	Application # 66
Dennis & Cynthia Mangsen	Map 5 Lot 2	Chapter 61A	Application # 63
Tom McCrumm	Map 9 Lot 2	Chapter 61A	Application # 60
Deane/Williams	Map 8-2 Lot 22	Chapter 61A	Application # 58
	Map 8-6 Lot 13	Chapter 61A	Application # 58

