

Assessors Meeting Minutes
March 17, 2014

Meeting was held on Monday March 17, 2014 and called to order at 6 p.m. by Sandy Lilly
Present: Sandy Lilly (SL), Peter Wiitanen (PW), Jennifer Morse (JM)
Absent: Wayne Gardner (WG)
Audience: Rick Chandler

Appointments:

Leonard Roberts (6:00-6:25 p.m.) Mr. Roberts feels that the land value on Map 12 Lot 45 1.6 acres is too high due to the land being non-desirable due to wetlands. Discussion on land values for this property and his property on Hawley Road. The Hawley Road property land value is high to the view factor, PW stated that property already was adjusted for front foot easement and topographic changes had been made. Mr. Roberts inquired about combining Map 12 Lot 45 and Map 12 Lot 46 which he believes is all on one deed. JM to pull up the deed, calculate the changes and give an estimate of the change to Mr. Roberts.

Corinne Gougeon (6:25 – 6:52 p.m.) Mrs. Gougeon had been in the office earlier to discuss some items with JM but still had questions regarding her yard items. The pool is being assessed at \$2700 and she had a receipt for the pool which was less than \$2000. PW explained that she also had to factor in installation of the pool. Mrs. Gougeon questioned her other yard items, sub area detail calculations and cost tables. JM to contact Duane Adams from Mayflower to inspect her yard items and explain the calculations to Mrs. Gougeon.

Meeting Minutes:

Meeting Minutes from March 3, 2014 tabled to next meeting.

Signatures: All Documents signed by SL and PW unless otherwise noted

Payment Voucher - Sandy Lilly Travel Expenses DOR Training \$ 42 Signed by P.W.

Payment Voucher- Mayflower Valuation LTD \$2847.50 Signed by S. L.

Motor Vehicle Commitment #2- 2014

Motor Vehicle Commitment #4 – 2013

Old Business:

Sherry Jordan - Garage/Storage Discussion - JM emailed WG and asked that Sherry come to a Board meeting to discuss the changes made to her property card on a recent inspection.

Current vs. Previous Assessment Detail Report for BC and BH Neighborhoods – JM and SL contacted Duane from Mayflower last week on a conference call. SL stated that Duane suggestion was to make the changes to the land affected for FY2015. That was the same recommendation from Alice Wozniak (Colrain & Heath Assessor, MAAO certified assessor). Discussion by board members on the impact that the changes could possibly have.

DOR Certification Workshop- (Attended by JM and SL)

New Business:

Motor Vehicle Abatement Requests - A motor vehicle request was brought before the board for 2014, 2013 and 2012. The vehicle in question is a 2003 Honda Pilot and the tax payer was seeking a lower value for the car and trailer. No excise bill was ever issued for the trailer and the car value appears to be correct and is assessed by the Dept. of Motor Vehicles. Motor Vehicles depreciate to 10% of the retail value and stay at 10% for the remainder of the registration. A motion was made by SL and seconded by PW to deny the Motor Vehicle Abatements for 2014, 2013 and 2012. JM to draw up denial forms to be signed at the next meeting.

Abatements:

8-2014 Abatement was inspected by Samuel K of Mayflower with changes made to the property card. The abatement was granted and signed by SL and PW.

Water District Abatements - Two abatements were voted on by the Water Commission and passed unanimously. Both abatement certificates were signed by SL and PW.

Other:

MAAO – Spring Conference Information

MAAO - Summer Conference Room Information

JM to meet with Alice Wozniak next Friday to work on splits

Caucus - Tuesday March 18, 2014 at 7 p.m.

Next Meeting: April 14, 2014 at 6 p.m.

A motion was made by SL and seconded by PW to adjourn the meeting at 7:30 p.m. to enter into Executive Session and not to return to the regular meeting. VOTE: SL – Aye, PW- Aye
Reason for Executive Session: MGL 39 Section 23B Number 7 - Exemptions

Submitted by:
Jennifer Morse
March 18, 2014