

Assessors Meeting Minutes  
June 30, 2014

Meeting was held on Monday June 30, 2014 and called to order at 6 p.m. by Sandy Lilly  
Present: Sandy Lilly (SL), Rick Chandler (RC), Donna Sarro (DS), Jennifer Morse (JM) Duane Adams (Mayflower), Samuel Kocziency (Mayflower)

Audience: Sherry Jourdan, Howard Streeter

**Appointments:**

Duane Adams and Samuel Kocziency from Mayflower Valuation LTD. attended the meeting of the Board to discuss the following from (6 p.m. – 7:20 p.m.)

- Special Feature and Yard Item pricing which is determined by the Mass Appraisal system, true comparables to other sales and towns. JM has run the Ashfield report and currently has the Buckland and Rowe reports to forward to board members.

Sherry Jourdan and Howard Streeter (6:15 p.m. – 6:28 p.m.) arrived at the meeting to discuss the garage/storage change on her property; 311 Cummington Road. Ms. Jourdan presented the board with a photo of the floor of the area in question (Document 1). Duane Adams explained the Mass Appraisal system; construction is an impact, use is not considered. Duane will email a written description of a garage and shed from the Marshall and Swift construction book to Jenn by Thursday of this week.

SL explained that Mayflower is a professional company that works in many towns in the state and that the town is very lucky to have professional consultants. RC stated that the 2007 report from the DOR suggested that the town hire a professional consultant and hiring Mayflower was the step taken.

- Samuel presented the board with a letter (Document 2) to sign for the Department of Revenue which shows the growth in personal property for Western Mass Electric. The letter was signed by all board members. RC questioned personal property accounts of large companies such as the potential pipeline. Discussion continued on the potential pipeline and other communities who have been impacted, personal property tax on the pipeline themselves and the possible property value changes. It was agreed that not enough information is available at this time and discussion will continue if the project moves forward.
- SL spoke to Samuel about the property visit on Cape Street and the board's actions to ensure that the situation will not happen again. The board has requested that the police department be present at inspections and a letter will go out to the property owner prior to visits. The property has been ear marked in the system.
- Duane spoke to the board about the Neighborhood Codes being eliminated since the Town of Ashfield continues to have one land value. RC stated that he thought that the neighborhood codes were left in there for historical reasons. Duane explained the benefits to having one or perhaps two codes and to do a sales analysis of West vs. East properties to see if the town should have a split land values.  
*A motion was made by RC and seconded by DS for Mayflower to create two separate neighborhood codes that will have the same rate currently used for FY2015. Mayflower will do a sales analysis for the board on the West/East sections of town. VOTE: SL- Aye, RC- Aye, DS – Aye (3-0)*

**Meeting Minutes:**

A motion was made by SL and seconded by RC to accept the minutes from June 9, 2014 (Document 2)

**VOTE: SL – Aye, RC- Aye, DS- Aye**

**Signatures: All Documents signed by ALL board members unless otherwise noted**

Payment Vouchers - *Signed by SL*

Chapter 61B Tax Lien - Wayne Gardner property signed by all board members and notarized by JM. Document will be forwarded to the Registry of Deeds for filing.

**Old Business:**

Sears Road/Cape Street Parcel Contention- Peter Wiitanen sent an email to JM (Document 3) after Mr. Landers came into the office last week. Email was read by SL. RC verified that Peter is acting because of his interest in mapping and the situation not as an assessor. SL stated that this was true and that Peter started the project while still serving on the board. JM suggested to Mr. Landers that he do a survey of the land if necessary and will contact the property owners to see if a resolution has been reached and to suggest a boundary line agreement.

Tax Maps – Meg Lilly contacted the office to request that the property combination be split. The board agreed that this should be done however JM needs to contact the tax collector on protocol for the split since preliminary bills have already been issued. JM stated that work has begun on the map combinations and most seem to be supported by the “one deed” rule. At this time JM has found only a few that will need to be researched further.

**New Business:**

UMass Extension - Chapter 61 Publications (Document 4). SL read the letter aloud that introduced new Chapter 61 publications which will be helpful to property owners. JM contacted and they will be sending 20 copies of the publication.

Summer Office Schedule and Upcoming Meetings- The office will be closed the week of July 21 and July 22 for vacation. When the office reopens for three weeks the office will be open on Monday's from 3-7 p.m. and Friday's from 9 a.m. – 3 p.m. Regular office hours will return on Monday August 18<sup>th</sup>.

Summer Meetings will be July 14 at 6 p.m., August 5 at 6 p.m. and DS will confirm either August 18 or August 25.

**Other:**

**Next Meeting: July 14 @ 6 p.m.**

A motion was made by SL and seconded by RC to adjourn the meeting at 7:50 p.m. **VOTE: Unanimous (3-0)**

Submitted by:

Jennifer Morse

July 1, 2014

Approved: July 14, 2014 Vote: 2-0

**Document List**

1. Photo from Sherry Jourdan of Garage/Storage Floor
2. Letter to DOR regarding Western MA. Electric Growth
3. Email from Peter Wiitanen regarding Landers/Post land issue
4. Chapter 61 Information Booklets