

Assessors Meeting Minutes
August 25, 2014

Meeting was held on Monday August 25, 2014 and called to order at 6:00 p.m. by Sandy Lilly
Present: Sandy Lilly (SL), Rick Chandler (RC) Donna Sarro (DS) arrived at 6:10 p.m. Jennifer Morse (JM)

Appointments: Dan and Priscilla Phelps owners of property on 70 Buckland Road brought a current appraisal to the Board. The appraisal was done by K. Levitch Associates and came in at \$290,000 the appraisal was done at the request of a potential buyer who felt that the outbuildings had no value. Mr. and Mrs. Phelps had an appraisal done in 2007 and it came in at \$395,000. Mayflower inspected and measured in January of 2013. Mr. and Mrs. Phelps were given a copy of their property card. The board felt that the town assessment was accurate.

Meeting Minutes:

A motion was made by SL and seconded by DS to accept the minutes from August 5, 2014 (Document 1)

VOTE: SL – Aye, DS- Aye, RC- Abstained 2-0-1

Signatures: All Documents signed by all board members unless otherwise noted

CAI Payment Voucher - \$1800 (Document 2) **Signed by SL**

Commonwealth of Massachusetts (What's New in Municipal Law) - \$50 (Document 3) **Signed by SL**

RC asked that JM bring to the board a bullet list of changes and information that would be pertinent for the board members.

Tabled from August 5, 2014 Meeting

Property Card Change Protocol - SL stated that last year Mayflower did hundreds of cyclical inspections and it would be difficult to bring every change before the board for approval during data entry. JM to bring properties with significant changes in value to the board. RC inquired on a report that would show the building completion percentage on properties that have current building permits. JM to follow up with Mayflower to provide the information requested.

Land Values 2014 - According to Mayflower a glitch or clerical error was made during the setting of the land values in the Baptist Corner Neighborhood for FY2014. JM has received approximately six calls from tax payers in the Baptist Corner neighborhood inquiring as to why their taxes have gone up so much in the preliminary billing. After explanation that property owners understood the situation and that their values are similar to FY2013. The values were approved by the DOR and the board has voted to eliminate neighborhoods moving forward. JM will handle calls regarding this error as they come in to the office.

Boat Excise 2014 – (Document 4) JM stated that for the past three years the BOA has voted not to charge boat excise and according to the state a simple vote is required. Discussion on past handling of boat excises; RC believed that it came up while he previously served on the board and the location of the boats was the reason not to tax.

A motion was made by RC and seconded by SL to not charge Boat Excise Tax for Levy Year 2014.

VOTE: SL- Aye, RC- Aye, DS- Aye. 3-0-0

Old Business

M. Sprague Survey- (Document 5) Map 6 Lot 5 was surveyed with only the “barn side” of the property. The lot was combined by deed to include the “house side” of the property which crosses the road. The “barn side” of the property survey is 16.993 acres. JM sent an inquiry to CAI Technologies to get the acreage calculation for the “house side” of the property. The two numbers combined will then give the total number of acres to be billed on Map 6 Lot 5.

JM had a discussion with Richard Sprague (son of the owner) that entailed JM's recommendation that the board get the correct acreage taken care of. The property owner may be interested in having the land uncombined since it was one of the lots combined by deed in 2007 without the knowledge of the property owner. Richard Sprague will contact the board when he arrives in town in October for more discussion on the property. On a request from RC, Jenn is to find out from DOR legal if the current board can vote to rescind (undo) the vote of that board to combine lots.

CAI Online - The remote demonstration and conference call is not going to work for September 15th. JM will contact CAI to have them send three dates that will work and will coordinate a future meeting.

New Business:

Mayflower- Mayflower will be in the office on Wednesday October 1, 8, and 15. They will also be in town on October 20, 2014 to work on the documents needed for the DOR.

Duane wanted to confirm that the board would like him to represent the Town of Ashfield at the ATB hearing scheduled for October 14, 2014 at 9:30 a.m. in Springfield. Luce vs. Town of Ashfield. JM to inquire if there is a way for the town to recover some of the costs of representation from the taxpayer if the hearing is in favor of the town. JM to contact the Select Board administrator that there will be legal fees associated with hearing from Mayflower as stipulated in the contract for services.

Other Business:

Next Meeting: Monday September 8, 2014 at 6 p.m.

A motion was made by SL and seconded by DS to adjourn the meeting at 6:55 p.m.

VOTE: SL- Aye, RC – Aye, DS- Aye

Submitted by:

Jennifer Morse

August 26, 2014

Document List

1. Minutes August 5, 2014
2. Payment Voucher – CAI
3. Payment Voucher - Commonwealth of Massachusetts
4. Boat Excise 2014
5. Sprague Survey