

**BOARD OF ASSESSORS' MINUTES
COMMUNITY ROOM – FIRE STATION**

MONDAY – OCTOBER 30, 2006

Assessors Present: Chairman Jonathan L. Fein, Dennis Kennedy and Peter Graczykowski
Also Present: Assistant Assessor Robert P. Leclair

Assessors' Chairman Fein called the meeting to order at about 7:05 p.m.

NOTE: Tonight's meeting was rescheduled from October 11, 2006.

Public Comment

The owner of 22 Warren Terrace asked to speak to the Assessors regarding a pending ATB case scheduled for November 14, 2006. The Board heard from the applicant then discussed the merits of his request. Bob will do a further comparison of sales and other assessed properties on the street and phone the members with his results.

Acceptance of Minutes

Minutes of the August 23, 2006 meeting were accepted as written.

Correspondence, etc.

- Letter from taxpayer at 78 Ferncroft Street and response, explaining that the Board will consider her request to suppress information about her property on the internet.
- Letter from the owner of 23 Hawthorn Street requesting information was distributed to the Assessors.
 - Bob met with the finance director to discuss the request. Bob's response and copy of information provided distributed to the Board.
- Bob distributed the October edition of *City and Town*.

Community Preservation Act (CPA)

- One of the proponents of the CPA petition called Bob to ask when monies would be collected. The Assessors discussed the timing of applying this surcharge to the tax bills and whether or not the CPA committee would be informing taxpayers of the added burden to their bills.
- Bob said he would like to talk to the finance director and ask that he suggest to the CPA committee that they incorporate a deadline for application in their by-laws to correspond to the deadline for personal exemptions. (Three months from the mailing of the actual bill.)

RECAP/Interim update – FY2007

- Bob submitted documentation to the DOR and last week received approval for all property values for fiscal 2007. The Board discussed the new values, new growth, and the results of the interim year update.

Single family homes assessments are not increasing from fiscal 2006. The only significant increase was in the condominium category which went up 22% from fiscal

2006 and in properties with additions inspected as a result of a building permit. Commercial and industrial property values remained the same.

The Board signed the LA-4 with the new assessed values, the LA-13 with the calculation of new growth, and the LA-15 interim adjustment form.

Now that the property values are approved, Bob will work on the RECAP form with the town accountant. The RECAP is submitted to the DOR for approval of a tax rate. The RECAP cannot be submitted to the DOR, however until after the November 28, special town meeting when the fiscal 2007 spending is finalized.

Appellate Tax Board (ATB) – FY2005 & 2006

- Bob reviewed the schedule of ATB cases with the Assessors. Eight of the hearings scheduled for November 9, 2006 have been postponed. These cases deal with the methodology of the fiscal 2006 update and more time is needed for both sides to prepare. The ninth case has been rescheduled for November 14, 2006 along with the original nine that were scheduled for that date.

The one remaining FY2005 case is scheduled for November 15, 2006 in Boston. This is a commercial property with a valuation of more than \$1,000,000. These cases are typically not heard locally.

New Business, Misc.

- One “Senior” application for statutory exemption for Lucy G. Metcalfe of 34 South Avenue was reviewed and denied on the basis that the income level from social security exceeds to allowable limit of \$16,718.
- A motor vehicle excise abatement application for Thomas Jagodowski of 68 Hopkins Place on a 2006 Chevrolet Silverado was denied due to lack of proper documentation.
- The Select Board has scheduled the “Classification” hearing for Monday, December 4, 2006 at 7:15 p.m. At this time they decide if there will be a single tax rate or a separate tax rate for residential property and a different rate for commercial, industrial and personal property. The Assessors will take up this topic at their next meeting.
- Both Bob and Peter attended the September 29, 2006 meeting “What’s New in Municipal Law” in West Springfield, sponsored by the DOR.
- A copy of Amy O’Connor’s certificate of satisfactory completion of MAAO Course 200 was presented to the Assessors. October 27, 2006 was her last day of work as she will be on maternity leave for approximately twelve weeks.
- Two RL-1 applications to remain as recreational land were received and voted on.
 - Twin Hills Realty, Inc., 700 Wolf Swamp Road, **Application for Classification as Recreational Land** (Under General Laws, Chapter 61-B),
 - Fein – yes; Kennedy – yes; Graczykowski – yes

- Longmeadow Country Club, 400 Shaker Road, **Application for Classification as Recreational Land** (Under General Laws, Chapter 61-B),
 - Fein – yes; Kennedy – yes; Graczykowski – yes

Adjournment

The meeting was adjourned around 8:20 p.m.

Next Meeting: Monday, November 27, 2006 at 7:00 p.m.
Community Room of the Fire Station

Respectfully Submitted,

Robert P. Leclair, CMA, RMA, MAA
Assistant Assessor