

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

MONDAY – NOVEMBER 27, 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 7:00 p.m.

Public Comment

No one from the public was in attendance.

Acceptance of Minutes

Minutes of the October 30, 2006 meeting were accepted with corrections.

Correspondence, etc.

- The November edition of *City and Town* and the October edition of *MAAO Newsletter* were distributed to the board members.
- A letter from May, 2006 was brought back to the assessors. The taxpayer was not pleased that she had to go to the ATB after the board denied her application. She felt her property was obviously overvalued and the issue should have been resolved. To express her concern, she wrote a letter to the town manager. Bob brought her original letter, her letter to the town manager, and his response for the board to discuss.

Community Preservation Act (CPA)

- Notice of the procedure for applying for exemption of payment of the CPA will be issued by the Assessors' Office. The members agree that the dissemination of information pertaining to the implementation, purpose, etc. of the CPA itself should come from the committee or the group who petitioned the article or the committee that is to be formed. The Assessors' exemption brochure does provide some explanation of the working of the act, but does not discuss how much will be raised or how it will be spent.

Personal Exemptions

- One Clause 18 application was approved in the amount of \$500.

RECAP/Interim update – FY2007

- A preliminary RECAP was presented and discussed. Property values have been approved. Approval of spending should take place at Tuesday's (11/28/2006) special town meeting. The Board reviewed the recap figures. Assuming that the spending numbers do not change dramatically, the tax rate should be about \$15.53 per thousand dollars of assessed value for fiscal 2007.
- As a result of the FY2007 update, aggregate real property value decreased by \$422,300. The only increase in assessed value was in the condominium category.

Appellate Tax Board (ATB) – FY2005 & 2006

- About half (9) of the residential cases were heard in Springfield on October 14, 2006. One applicant withdrew and the remaining 9 have been postponed to the spring. The

remaining cases are somewhat more complex than the one that were heard as the applicants' attorney is contending that the assessments are disproportionate, not just overvalued.

- On October 15, 2006 Bob, Dave Martel and the appraiser James Fisher drove to Boston for the 170 Dwight Road, Famiglia hearing.
- Ruth's House (780 Converse Street) has approached Dave Martel about making a payment in lieu of taxes so that they can more easily budget. Bob and the board discussed that a taxable entity does not have a choice to make a P.I.L.O.T. payment and that the assessors' oath holds them to a high standard of valuing properties.

Old Business, Misc.

- A motor vehicle excise abatement application for Thomas Jagodowski of 68 Hopkins Place on a 2006 Chevrolet Silverado denied due to lack of proper documentation at the last meeting was revisited. The assessors decided to grant the application upon review of a dealer's invoice and conversation that Bob had with Pierre Beauchamp, the owner of the dealership.

Adjournment

The meeting was adjourned around 7:50 p.m.

Next Meeting: Monday, January 8, 2007 at 7:00 p.m.
 Community Room of the Fire Station

Respectfully Submitted,

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