

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

MONDAY – JULY 12, 2004

Assessors Present: Chairman Jonathan L. Fein, Scott C. Bush and James J. O'Connell
Also Present: Assistant Assessor Robert P. Leclair

Assessors' Chairman Fein called the meeting to order at about 8:30 a.m.

Acceptance of Minutes

The minutes of the June 16, 2004 meeting were accepted with corrections.

Public Comment/Correspondence

No one asked to speak at this meeting.

Correspondence/Mail

Packet of information from Dr.Knaus to the chairman was distributed to all members. It was suggested that Bob send a short note to Dr. Knaus acknowledging receipt of the materials and inform him that the Board is appreciative of input from concerned citizens.

An "anonymous complaint about the discrepancy between asking prices and assessments was received and discussed.

A Letter from Thomas Dybick was received thanking Bob and Jonathan for meeting with him and Alan Rosenfeld. They had questions about how values are determined for the Ruth's House facility on Converse Street. The letter asked for additional information specific to how cost data is derived. The Board indicated that we should provide additional cost information. Bob will contact VISION and forward the information to Mr. Dybick. There was also some discussion relative to the fact that Ruth's House has still not provided the Income and Expense information requested by the Assessors.

Excise

The Assessors signed the June 2004 *Monthly List of Abatements, Motor Vehicle and Trailer Excise*: \$911.05 from the Levy of 2003 and \$6,144.83 from the Levy of 2004 for a monthly total of \$7,055.88.

Appellate Tax Board (ATB)

Bob informed the Board of a misunderstanding with the owner of 942 Longmeadow Street. This was a fiscal 2003 case that was to be heard at the ATB. Dave Martel negotiated a settlement the morning of the hearing and the appeal was withdrawn. The owner did not apply for abatement of taxes for fiscal 2004 and none was given. However, at the time of the fiscal 2005 preliminary bill he called the Assessors and declared that a mistake had been made on his bill because it did not reflect the abatement. It was explained to him that the reduction was for the fiscal 2003 year only at which time he expressed his dissatisfaction and relayed his position that it should have been for several years.

Old Business

Bob reported on MAAO's summer conference on Cape Cod. The two most important topics covered were the "unbundling" of utilities and the DOR's new requirement of interim year adjustments. Bob was not sure how strictly the state will adhere to their new recommendation. A request for funds for via a warrant article for an interim year adjustment at the annual town meeting was denied. The next regularly scheduled "triennial" update is due in fiscal 2006 and the State may allow the town to wait until that time.

Misc./New Business

Scott Bush asked about a recent article in City and Town that modifies how a tax deferral is administered (entered into an agreement for three years). Since 1996 Bob can only remember one person inquiring about a "regular" deferral and it happened to be this year.

Jonathan indicated that he is interested in getting his assessing designation from the Massachusetts Association of Assessing Officers (MAAO), the state assessors group and will attend the one-week course in Amherst. This is the first in a series of appraising classes called the Sales Comparison Approach.

Adjournment

The meeting was adjourned at about 9:20 a.m.

**Next Meeting: – Monday, August 16, 2004 8:30 a.m.
Community Room of the Police Station**

Respectfully Submitted,

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