

SHELBURNE BOARD OF ASSESSORS
MINUTES of September 8, 2014 Meeting

- 1) Meeting called to order at 6:05 PM ~~~ Attending: Alan Coutinho, Jim Richardson, Joe Mattei, Bill Barry
 - 2) Began Meeting with Mike Parry presenting his questions & concerns about current valuation, and the status of his FY2014 Abatement Application. The topic of valuations and comparable sales of 7 figure properties was discussed. Mike stated that he would provide additional information on the square footage of his home. Bill explained that we are close to running out of time on the several extensions to Mike's application. It was also stated that the start of the FY15 abatement application period will soon, Jan 1, be here.
 - 3) Signed Previous Meeting Minutes & Motor Vehicle Excise Tax Abatements
 - 4) Bill raised some questions on follow-up to the 8/11/14 approval of FY2014 abatements on 3 TransCanada properties. The following was decided:
 - a. We will not issue new FY2015 preliminary bills for Real & Pesonal Property for DAM#2. We will wait until Final Fy2015 Bills are created, and then issue rebates.
 - b. Same strategy for TransCanada's FY2015 Real Estate tax for 232 Main St
 - c. Also at 232 Main St, we will not invoice New England Power for a FY2014 tax on the Building & Switchyard. Our first Tax Bill on this property, to New England Power will be the FY2015 tax bills that are mailed in December.
 - 5) Bill presented a brief summary of Several Patten Rd valuations. This was due to several calls from additional property owners. The Board was confident that the valuations presented were appropriate.
 - 6.) Bill raised a question on land values within Kyle Canepari's 6.1 acre parcel on Main St. Bill asked about the appropriateness of having two primary valued lots, one for the residence and a second for the commercial valuation of the barn lot. Jim recommended that we look 874 Mohawk Trail (Laurie York's Property) as a comp. Topic to be continue at the next meeting.
 - 7.) Bill raised a concern about a recent meeting in Town Hall to plan for moving to a "next generation" 911 system, that would rely on accuracy of towns Assessor Tax Maps. Bill stated that the quality of our tax map images is currently not reliable to support emergency calls to Police, Fire or Ambulance services. Bill presented a 10 by 12 inch annotated map showing significant omissions from our Tax Maps. The sample neighborhood presented was a portion of Little Mohawk Rd and Old Village Road, just south of Frank Williams Rd. In trying to reconcile Google-Map Satellite images, some Building Permit data, and our CAMA data, the following concerns were noted:
 - Five homes (which are in CAMA) are not shown on tax maps. Homes were built in '94, 04 & '08.
 - Four instances of inconsistencies of large barns or garages, involving CAMA, Map images, or FRCOG's Permit System
 - Two large in-ground pools not shown on Maps.It was agreed that we need to look at what it would cost to update all of our tax maps.
 - 8) Bill reported on the Status of Chapter Land annual re-applications due by Oct 1
 - 9) Bill reported on the Status of creation of annual Tax Rate Recap filings to DOR, and the need to finalize any remaining questions on FY2015 valuations very soon.
 - 10) Confirmed date of next meeting as Sept 29
 - 11) Adjourned at 7:13PM
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