

SHELBURNE BOARD OF ASSESSORS
MINUTES of September 29, 2014 Meeting

- 1) Meeting called to order at 6:00 PM ~~~ Attending: Alan Coutinho, Jim Richardson, Joe Mattei, Bill Barry

- 2) Signed: Previous Meeting Minutes; MVE tax Warrant for FY2014 5th Commitment; and several monthly summary reports for prior months.

- 3) Approved several DOR Submissions: LA-3 “Property Sales Report” for 1/1/2012 to 12/31/2013; and Approved the LA-15 “Interim Year Adjustment Report”.

- 4) Reviewed several properties, and made the following adjustments:
 - a. Raised FY2015 valuation of the following properties to bring into line with most recent sale of each property: 57 Maple St, 64 Water St, 10 Deerfield Ave.

 - b. Removed the “cash register” valuation of Personal Property for CarQuest (formerly Cowan Auto Supply) to bring valuation into compliance with DOR requirements

 - c. Adjusted two commercially-zoned parcels to bring into consistency with other properties, as follows: for 247 Main St, remove the second 2 acre primary lot valuation; and for 874 Mohawk Tr, added a second 2 acre primary (commercial) lot valuation. This increase in the 874 Mohawk Tr. valuation is based upon the following policy: *Within a commercial zone, if there is sufficient frontage that 2 separate lots could be created, then the presence of both an established business and a residence requires there be two “primary lot” valuations, one commercial and one residential.*

 - d. Adjusted the land valuation of 1105 Mohawk Tr as follows. The commercial primary lot valuation was reduced from 3 acres to 2 acres to make consistent with other commercial parcels & town policy.

- 5) Board reviewed schedule for next steps towards completion of Annual Tax Rate Approval process.

- 6) Confirm that next meetings would be Tuesday Oct 14 and Monday Oct 27

- 7) Adjourned at 7:20 PM
