

SHELBURNE BOARD OF ASSESSORS
MINUTES of October 14, 2014 Meeting

- 1) Meeting called to order at 5:55 PM ~~~ Attending: Alan Coutinho, Jim Richardson, Joe Mattei, Bill Barry
- 2) Signed several MVE tax abatements & the already DOR-approved LA-3 “Property Sales Report” & LA-15 “Interim Year Adjustment Report”
- 3) Approved two FY2015 Abatements for land that was sold in June 2014 and converted to Tax Exempt use by Mass Audubon. The unusual step of approving a FY2015 abatement prior to the final FY2015 Tax Bills being mailed was deemed necessary due to the timing of the change in ownership of the land.
- 4) Bill provided a brief update on the newly created parcel at 232 Main St, which involved the transfer of ownership, effective for FY2015, of a building and switchyard equipment from TransCanada Hydro to N.E. Power Company (National Grid). Based upon the FY2015 Form of List provided by N.E. Power, recent upgrades to the switchyard result in “new growth” of \$4,515,206 in FY2015. Bill also requested approval to raise the value of the building at 232 Main st. from \$37,000 to \$60,000 effective in FY2015. This increase in valuation would correct a lack of increase in the valuation of the building since 1994, and possibly longer. The Board approved this increased valuation of the building.
- 5) Bill provided a brief comparison of the LA4 reports for FY2014 and FY2015. Valuations, year over year, are essentially flat, with the exception of Personal Property which increased by approx five million dollars.
- 6) Reviewed and approved for submission to DOR the following two reports:
 - a. LA-4 profile of all assessments per property type & classification
 - b. LA-13 report on “Tax Base Levy Growth for FY2015”
- 7) Board reviewed schedule for next steps towards completion of Annual Tax Rate Approval process.
- 8) Bill reported that Trans Canada’s Mark Cleverdon has requested a chance to speak with the Board of Assessors to get explanation of how Dam#2 Abatements Amounts were determined. It was agreed that: Bill would call Mark to provide the explanation, as well as, to invite Mark to the next Assessors meeting.
- 9) Confirm that next meetings would be Monday Oct 27
- 10) Adjourned at 6:33 PM
