

**SHELBURNE BOARD OF ASSESSORS
MINUTES of March 16, 2015 Meeting**

- 1) Meeting called to order, at 6:09 PM - In attendance: Alan Coutinho, Jim Richardson, Joe Mattei, Bill Barry
- 2) Assessors Reviewed and Signed: a) Minutes from prior meeting; b) Motor Vehicle Excise Tax Abatements; c.) Accounting Summary Reports for January and February; d.) MVE Tax Commitment #1 for 2015 and e) Summary reports (forms 155, 156) for abatements approved at 2/23/2015 meeting.
- 3.) Edited and finalized 1 page report for town's FY2014 Annual Report. Final version is attached to these minutes.
- 4.) FY2015 Abatement Applications for Real & Personal Property.
 - Reviewed abatement application from **Thomas Fantini (owner) for 280 Colrain-Shelburne Rd.** Discussed observations from prior year's FY2014 abatement application, inspection and denial decision. Bill, the Assistant Assessor, presented materials included in the FY2015 application pertaining to newly provided information regarding a 5/5/2003 deed transferring ownership of 1/3 share of property. Assessors decided to lower the valuation of the building and voted to approve an abatement lowering the total FY2015 assessed value of the property from \$429,800 to \$365,330.
 - Reviewed abatement application from **Peter and Marion London (Owners) for 264B Patten Rd.** Discussed the: FY2014 Abatement application on this property; the inspection; and last year's decision to approve a FY2014 Abatement which lowered the FY2014 assessed value of this property from \$311,300 to \$290,462. The board discussed whether or not there was any new information that would impact the assessed value of the property. Bill, the Assistant Assessor, reminded the Board that a key issue was the size of the Finished Living Area. The Board examined information in the FY2015 Application where the applicant's appraiser based their appraisal on a 1,105 square feet measure of "above grade" finished living area. The Shelburne Assessors Office has valued this property using 1,733 square feet as the measure of finished living area within this property. This 1,733 Sq Ft figure is based upon an 8/26/1996 measure date. Upon review of valuation of properties in that neighborhood, including recent sales, the Board of Assessors concluded that the current FY2015 assessed value of 264B Patten Rd was appropriate. The board voted to deny the FY2015 Abatement Application.
 - Reviewed the Abatement Application from (the since Deceased) **Mauricia Alvarez for her property at 42 South Maple St.** (property is the former Sweetheart Restaurant). The board briefly discussed the recent construction work that had begun to upgrade this property. The application stated that Ms. Alvarez believed the property should have a current assessment of \$150,000. Shelburne's FY2015 assessed value of this property is \$424,700. The board voted to deny the FY2015 Abatement Application.
 - Reviewed the Abatement Application from (the since Deceased) **Mauricia Alvarez for her property at 0 South Maple St.** (this .23 acre lot has previously served as a parking area for the restaurant at 42 South Maple St.). Applicant believed the lot should be valued at \$7,500. Board briefly discussed the current valuation of this .23 acre lot. Board felt that the FY2015 \$34,700 was appropriate, and consistent with the towns land schedule valuations for this neighborhood. The board voted to deny the FY2015 Abatement Application.
 - The Board instructed Bill to schedule inspection visits for the remaining three FY2015 Abatement Applications (10 Maple St, 264A Patten Rd, 335 Patten Rd).
- 5.) Bill provided an update on some planned vacation time, March 24 – 31. The office will be closed during that time.
- 6.) the Board agreed that the next meetings would be April 13 and April 27
- 7.) Adjourned at 6:55 PM

Board of Assessors
