

SHELBURNE BOARD OF ASSESSORS
MINUTES of Sept 8, 2015 Meeting

Meeting called to order at 5:53PM Attending: Alan Coutinho, Jim Richardson, Joe Mattei , Bill Barry

The Assessors signed: Meeting Minutes; MVE Tax Abatements; and Accounting Reports

Bill reported on good progress being made by DOR staff on the move of CAMA and the Personal Property System to a remote server. Don Reynolds, the DOR IT person, was in the Assessors office and extracted necessary data to be loaded into the remote server. Access to this new configuration of system will be tested within the next week.

Bill reported on a recorded plan that splits 143 Main St into two parcels. One of these new lots is selling on Sept 10. Board assigned new land values to each of these lots.

Regarding the work on setting the FY2016 Tax Rate, DOR raised questions on proposed valuations on 3 properties. Board discussed options, and restored valuations to FY2015 levels for the 3 properties in question. The Assessors will review these properties, as part of a broader review in the future. Bill reported that it was his understanding that this would allow DOR to approve the FY2016 LA-3 report on sales, and the LA-15 ratio analysis report.

Regarding the Sept 24 planned end of Bill's employment, and the need to complete the work required to set the FY2016 Tax Rate, there was a brief discussion on the lack of any response from the SelectBoard on Bill's proposal to complete this work as a contract worker. Also mentioned was the lack of any response from the Selectboard on advertising for Bill's replacement. Alan agreed to attend the Sept 10 Selectboard meeting in order to remind the Selectboard of these critical needs and to also remind the SelectBoard of the significant costs to the town if we miss the statutory deadline for getting the real estate and personal property tax bills mailed before the end of December.

Bill provided a quick example of a recent report he created on all new residential construction in the town since 1986, and that it appears that all of these properties, representing about 30% of the homes in Shelburne, are not represented on our tax maps, as required by the DOR. This led to the comment that there was still no response from the SelectBoard to the January 2015 ten page report involving significant concerns in Assessors Office operations, resources and compliance issues.

Bill reported that he had just learned of another consulting company doing support for CAMA and related Assessor needs, throughout Western Mass.

"Regional Resource Group, Inc." based in Leominster www.rrgsystems.com

Harald Scheid / President, Regional Assessor ; David Manzello / Vice President, Regional Assessor plus their website lists 7 other employees.

None of the Assessors knew of this company and the principals involved. Bill stated that this group had not advertised in the Mass Assoc of Assessing Officers monthly newsletters in recent years. Bill reported that he had heard positive endorsements of this company from DOR IT staff.

Regarding two property owners who had agreed to having their recently constructed properties inspected, Bill reported that he would be unable to fit these inspections into his remaining schedule. The two properties are

- Jean Paul Migeon (413-522-9666) – 51 Skinner Rd, new construction in 2014
- G. William Jubinville (413-834-5779) – 15 Allen Rd, new construction in 2014.

The Board agreed that they would follow-up on this.

Confirmed date of next meetings planned as Monday Sept 21, 6:00 PM --- Adjourned at 6:28 PM
