

**SHELBURNE BOARD OF ASSESSORS
MINUTES of 8 February 2016 Meeting**

Meeting called to order at 6:00PM Attending: Alan Coutinho; Jim Richardson, Joe Mattei and Selectboard Member Andrew Baker

The Assessors signed RE, PP, MVE Tax Abatements and Accounting Reports **The following RE, PP abatement requests were denied:**

New England Power Company, based on National Grid letter of 5 Feb 2015 which provided latest book value of taxable personal property in Shelburne

Sweetheart Realty LLC, based on assessor's calculations of existing property (distressed sale), & our current building valuation which is more than the pre-existing valuation for the previous year.

Elizabeth Jean Bukolsky, 5-7 Grove Street. Assessor's calculated dwelling value is \$318,600.00 which is more than the existing dwelling tax valuation of \$222,400.

Thomas & Dennis R Benz, 680 Little Mohawk Road (Chapter 61A). On 5/19/2015, owner requested that 5 acres be deleted from Chapter 61A. FY2016 tax bill reflected change. Owner now wants abatement for the increase of taxes on this 5 acres. Owner must produce evidence of current use for these 5 acres, or the increased tax amount run for 5 years.....or upon submission of 61A Chapter filing during 2016, reflect that this acreage is again listed under 61A filings.

Ellen Purinton (110 Mechanic Street/143 Main Street). Abatement request received by assessor's too late, however, assessor's office has no record for current deed from split of property (sale) or survey. (See notes of 8 September 2015 meeting where assessors assigned new land values to each of these lots)

The following properties are to be visited before any abatement information can be assigned.

Elizabeth Perkins. 5 Maple Street. Assessor will establish comps of surrounding property before a decision of made regarding this application.....with a possible visit to property.

Biscuit Hill Farm LLC. 55 Shelburne Center Road. Assessors will visit property to ensure that structures on property match property card information.

Ancient Glacier, LLC, 21 Bridge Street. Assessors will visit property to discuss proposed demolition of property.

Doris C Perry Investment Trust, 16 Halligan Avenue. Assessors will schedule a visit to the property to determine status and type of property to be taxed at a later date.

Michael Garfield-Wright, 3-7 Bridge Street. Assessors will schedule a visit to the property before making abatement decision.

The following real estate property abatements were approved.

John F. Allen, Skinner Road. No building on property. Building value should change to zero.

James Gamache, 430 and 440 Mohawk Trail. Bills 370 and 371. Dwelling on Lot 430 no longer exists; (reducing taxes from \$2,051.87 to zero; with the additional land valuation now contained on Lot 440, which increased the tax for this property from \$5,095.70 to 5,162.22.

The following PP abatements were approved:

PP Bill 20, Robert Ballentine....property deleted from PP system
PP Bill 39, Meta Nisbet.....property deleted from PP system

The following Personal Exemptions were approved:

Veterans: William G Amstein, John W. Sierakoski, William D. Umstatter; Angus Dun III; Ronald Phillips;
Paul K Mead III

Blind: Paul K Mead III

Surviving Spouse: Beverly Neeley

The following MVE Abatements were approved:

Palmer, Bruce (Bill 279 and Ganci, Lisa (Bill 664).

State Tax Form 156 for MVE excise abatements and the sixth and seventh commitment were signed by the Board of Assessors.

Throughout the meeting Select Board Member Andrew Baker observed the assessor processing of these Abatement requests and asked pertinent questions of the Board of Assessors.

Discussions were held on the Appellate Tax Board's scheduled hearing on Thursday, 23 June 2016 at 9:30AM.... Under Thomas Fantini and who may attend to represent the town and the boards reason for the original abatement denial. Property is in a run-down state, but owner declared that he would not Upgrade building status because he did not want to raise the rents on each of the apartments within the building. Assessor's inspected both dwelling condition and apartment amenities, which were surprisingly upgraded beyond the normal expected.

The board adjourned at 7:26PM, meeting next on Monday, 29 February 2016.

Alan L Coutinho
Chairman, Board of Assessors

Confirmed date of next meetings planned as Monday January 2016 6:00 PM --- Adjourned at 6:30 PM
