

SHELBURNE BOARD OF ASSESSORS

Meeting Minutes

March 2, 2017

The meeting was called to order at 5:05 p.m.

Board Members Present: Alan Coutinho, Jim Richardson, Joe Mattei, Jennifer Morse (Assistant)

Appointments: Christopher Keefe – Patriot Properties

Signatures

Motor Vehicle Abatements (Levy 2017)

Motor Vehicle Warrant to Collector – Commit #1 (Levy 2017)

Motor Vehicle Warrant to Collector - Commit #7 (Levy 2016)

TIF Evaluation Committee

Joe Mattei will serve as the representative from the Board of Assessors for the TIF Evaluation Committee.

Jenn shared the documents that John Payne of the Finance Committee presented at the Board of Selectmen's meeting with Attorney Parsons on February 23rd. Chris Keefe reviewed the document and stated that it did not have any stipulation of personal property tax being exempt. In the past all TIF agreements included personal property tax as well but that is not the case now. Joe will follow up at his first meeting of the committee.

Appointment with Christopher Keefe - Patriot Properties

Chris reviewed that a full field review was conducted to ensure that data had converted from the old software to the new. All values are complete and adjusted except for the power companies. Overall single family and mobile homes are up a little in value as well as land in neighborhood four. Land value increases are due to sales, it was also noted that most of the land affected is in Chapter. Chris advised that Chapter Land is up 20% overall and the board will need to make a decision and vote to keep the Chapter Land properties at the mid-level or lower which would keep the land values consistent. Condos are down approximately 4% due to sales. Chris shared that he added approximately 3 dozen personal property accounts that had not previously been taxed.

Chris reviewed the 111 class (apartment buildings) and noted that they are up approximately 8% based on sales and the income approach.

The board agreed that the Chapter Land values should stay in the mid- range with the exception of crop land which will be at low value. The board agreed to have Chris make the changes in the tables and present the values to the DOR. Chris will contact DLS field rep, Ryan Johnson for a review and will let Jenn know when the meeting will take place. Jenn shared that the BOA will have the tax classification hearing with the Board of Selectmen on March 20, 2017.

Fantini vs. Board of Assessors

Mr. Fantini did not agree to the settlement and the case will go to the ATB on Thursday May 4th in Boston.

Next Meeting: March 15th at 4 p.m.

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted:

Jennifer Morse March 3, 2017

Approved: 3/15/17 Vote: 2-0