

SHELBURNE BOARD OF ASSESSORS
MINUTES of March 10, 2014 Meeting

1. Meeting Called to Order at 5:55PM - Jim Richardson, Joe Mattei, Alan Coutinho, Bill Barry present
2. Signed
 - Previous Meeting Minutes
 - Two Warrants to Tax Collector for Motor Vehicle Excise Tax (2013 #7, 2014 #1)
3. Reviewed Abatement Forms for Real Estate & Personal Property
 - a. TransCanada – 232 Main St – claim that \$37,000 valuation of Blg & switchyard is owned by National Grid a.k.a. New England Power Company
Discussed options. Bill asked if we should ask the Town’s Attorney to review deeds and determine ownership of Building and Switchyard (the issue is a 1998 deed where ownership of parcel was transferred but the switchyard was excluded from the sale). Conclusion was that we should contract with a Title Search company to clarify who owns the building.
 - b. TransCanada – allegation of Double Billing of Taxes on \$1.3M Personal Property at Dam #2
Discussed options, including the hiring of an appraiser to complete a new appraisal on the Dam. Most recent formal appraisal was 1995. Burden is on the property owner to justify their claim of lower valuation. However, the fact that we don’t have a recent appraisal, does not help us if we end up in an Appellate Tax Board hearing.

The Town of Rowe recommended two appraisers: George Lagassa of Mainstream Associates or George Sansoucy, P.E. LLC. Bill agreed to contact both to get info on rates and availability.
 - c. Discussed options on eight other applications for Abatement, including need for site inspections at several. It was agreed that Joe & Bill would visit 14-16 Maple St on Wed. 3/12. several other properties to be scheduled for site visits.
3. Bill reported on End-of-Year Rollover --- 95% done.
Delays in getting to the last 1 hour of work, assisted by CAMA Office in Boston.
This is a symptom of the antiquated CAMA system, that such a routine production cycle is not simpler.
4. Confirm dates of next meeting: March 24
5. Adjourn at 6:30PM
