

# SHELBURNE BOARD OF ASSESSORS

## Meeting Minutes

August 8, 2016

The meeting was called to order at 6 p.m. by Alan Coutinho.

Board Members Present: Alan Coutinho, Jim Richardson

Interim Assistant Assessor: Jennifer Morse

Audience: Thomas Fantini

### **Minutes Signed by all board members unless otherwise noted**

Minutes of Monday June 27<sup>th</sup>.

### **Chapter Land**

JM reported that the Chapter Land letters and applications will be sent during the month of August since they are due on October 1<sup>st</sup>.

### **CAMA Conversion and Preliminary Billing**

A motion was made by JR and seconded by AC that due to unforeseen circumstances and inadequate IT support during the conversion from the State CAMA system to Patriot Property Assess Pro software, the Board of Assessors may request permission from the DOR to send preliminary bills on January 1, 2017 if the values are unable to be set in time for the actual bills to be mailed. VOTE: AC – Yes, JR – Yes 2-0

### **ATB Hearing - Fantini**

From: June 27<sup>th</sup> Minutes - The ATB hearing scheduled for June 23, 2016 has been rescheduled to July 21, 2016. Mr. Fantini sent an email dated June 27 requesting a new date in Boston for the hearing due to his work schedule. JM to send an email to Mr. Fantini telling him to schedule the hearing in Boston at which time a new hearing notice will be sent to the board. JM to send documents on behalf of the Board to the clerk of the Appellate Board prior to the hearing.

Mr. Fantini came to the meeting to set a new date for the ATB hearing which will be in Boston. It was decided by both parties to request a date in the first week of October. Jenn to follow up with the ATB clerk for a date and time. Mr. Fantini gave an explanation of deeds and increase in value from the past. JR shared his historical recollection of the value of the property. The parties discussed comparable sales, arm's length sales and market analysis. Mr. Fantini currently has the property on the market for \$399,000. Jenn will contact Patriot Properties to arrange an inspection of the property and Mr. Fantini will have his real estate agent due a market analysis of the home. The parties would like to meet prior to the October hearing date to try to settle the case. Jenn noted that a partial abatement had already been given on the property on March 16, 2015 bringing the total value from \$429,800 to \$365,330.

The board adjourned at 6:40 p.m.

Respectfully Submitted:  
Jennifer Morse  
Interim Assessor Assistant  
August 9, 2016

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