

SHELBURNE BOARD OF ASSESSORS
Meeting Minutes
February 22, 2017

The meeting was called to order at 4 p.m.

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

Board Members Absent: Alan Coutinho

Appointments: Christopher Keefe – Patriot Properties, Thomas Fantini

Signatures

Exemptions – Two exemptions were approved and signed

Motor Vehicle Abatements – Five MV abatements were approved and signed

TIF – Sweetheart Proposal

Jenn shared that there is a meeting regarding the proposed TIF on Thursday February 23rd at 5:30 p.m. JM noted that she had shared the Finance Committee's draft policy for TIF's. Jenn plans on attending the meeting and will report back to the board.

Appointment with Christopher Keefe - Patriot Properties

Chris Keefe of Patriot Properties shared that a full field review as 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 next steps include voting on the values and the Chapter Land values for FY17- both members wanted to wait for Alan to return for the vote. A meeting will be set with the DOR which will be followed a public disclosure period once the preliminary approval is received. JM will ask to meet with the Board of Selectmen March 20th for the Tax Classification Hearing.

The board will also vote to allow Jenn to sign all documents in Gateway on behalf of the Board of Assessors Jenn will contact Alan and set a meeting date ASAP to move forward with approval of the values.

Appointment with Thomas Fantini

Mr. Fantini joined the board for a discussion on his ATB hearing for Fiscal Year 2015. The board shared that the current (FY17) value of the property is \$365,900, this value was set without Patriot Property being aware of the ATB case and was within a few hundred dollars of the previous assessment in 2016 of \$365,300. It was explained that the values of the property is derived by sales and the income approach. Chris Keefe also shared with the board that there are no real comparable properties in Shelburne since most of the apartment's buildings are older and on very small pieces of property. Mr. Fantini was granted an abatement in FY15 and the value was brought down to \$365,300 but did not agree on the settled amount and filed an appeal. Mr. Fantini feels as if the property is only valued at \$300,000. At this time the hearing is scheduled for March 2, 2017. The board is willing to reduce the value another \$14,700 for Fiscal Year 2015 and Jenn will contact Mr. Fantini with this information. Also she will request an extension since Alan is out of town with a family emergency.

The meeting was adjourned at 4:40 p.m.

Respectfully Submitted:

Jennifer Morse February 23, 2017

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