

SHELBURNE BOARD OF ASSESSORS

Meeting Minutes

November 19, 2018

The meeting was called to order at 4:00 m. by Alan Coutinho

Board Members Present Meeting: Alan Coutinho, Joseph Mattei, Jennifer Morse -Assistant Assessor

Board Members Absent: James Richardson

Appointment

The board had a conference call with Mark Harrell of Patriot Properties to review the LA3 (Sales Data), LA4 (Values) and LA13 (New Growth). There was 26 arms-length sales from July 1, 2016 – June 30, 2018. Sales data supported a substantial increase in 101 (single family homes) and vacant land especially in neighborhoods 2 and 4. There is a total of \$7,813,302 in new growth for Fiscal Year 19 equivalent to \$123,138 tax dollars. Most of the new growth is attributed to the 504's (Utility- NSTAR).

The board discussed the increase in values in Neighborhoods 2 and 4. Mark believes that the sales are showing that the views are becoming a factor in these sales as the properties are being advertised and sold based on the land views. There was discussion about the possibility of adding a view factor and the study process.

Minutes

Minutes of November 5 were reviewed and approved

Signatures

Real Estate/Personal Property Monthly List – October 2018 Levy FY19

Motor Vehicle Monthly List - October 2018 Levy18

Chapter Land Applications

Owner Name	Classification	Total Acres
James Richardson	61A	169.893

Patriot Properties Cyclical Inspections

Patriot Properties Jim King is in the field for several weeks in Shelburne conducting cyclical inspections. The work is being done to complete all inspections and bring them current as directed by the DOR. Letters have been sent to every homeowner prior to inspection. - Inspections will continue into the beginning of December and then will begin again in the spring.

Tax Classification Hearing

The tax classification hearing will be on Monday November 26th at 7:15 p.m. Jenn will prep the documents and Alan will represent the board at the meeting.

Assistant Assessors Updates

Capital Requests – The 50/50 Methodology of Utility Appraisal will be requested for FY20. Jenn to get the request written up for approval at the next meeting.

FCAA Roundtable - Shelburne will be hosting the next Roundtable discussion of the Franklin County Assessors Association on December 12th at 10 a.m.

Shelburne Fire District

Jenn shared that Mr. Wholey and Mr. Palmeri from the Shelburne Fire District stopped in to the office today to discuss the needed documents in order to set the tax rate. At this time they need to submit free cash or the letter in lieu and the meeting results. Jenn is willing to enter the data if they can get it to her since the treasurer/accountant of the district has taken ill. Jenn will contact the clerk, Bev Neeley directly for meeting results.

Items not reasonably anticipated by the chair 48 hours in advance of the meeting

Next Meeting: December 10, 2018 at 4 p.m.

A motion was made and seconded to adjourn the meeting at 4:55 p.m. all in favor.

Respectfully Submitted:

Jennifer Morse

Assistant Assessor

November 21, 2018

Approved:

December 10, 2018