

Board of Assessors Meeting of October 18, 2017

Present: John Katz

Christopher Lamarre, Principal Assessor

1. Meeting called to order by Christopher Lamarre at 10:15.
2. Prior Meeting of August 4, 2017:
 - Motion: Christopher Lamarre, to Accept
 - Second: John Katz
 - Vote: 2/0
3. Old Business:
 - Cyclical Inspection Update: Assessor Lamarre brought the Board up to date on inspections being done by Mayflower Valuation. The previous Mayflower data collector has left their employment to assume a full time Principal Assessors position in a MA community. While in the field, inspections were being done at the rate of 15 – 22 per day depending on weather conditions. The new data collector is expected to be as productive as she is familiar with GB. Any adjustments to property record cards with regard to increases in dimensions or new found improvements will be taken as new growth for the following FY. Any changes made in favor of the taxpayer will be reflected as a value reduction in the following FY. Assessor Lamarre stated that he's very pleased to see improvement to data quality as it results in less abatements due to incorrect data. The cost of the program pays for itself in newly discovered improvements.
4. New Business:
 - a. Pending ATB Cases: There are 3 pending cases. Assessor Lamarre informed the Board he filed a Motion to Dismiss the McDonald's appeal with the ATB for their failure to respond to the Town's 38D request requiring the property owner to file and Income & Expense return on the operation of the real estate. The ATB's decision was rendered in favor of the BOA and the case was summarily dismissed. The second case involving 148 Maple Holdings, LLC, also a commercial property, is scheduled to be heard in Boston on October 24th however, legal counsel for the taxpayer is requesting an extension. The third case is on a residential property located at 25 Lake View Ave. Assessor Lamarre is confident there will be a settlement.
 - b. Assessor Lamarre informed the Board that Carol Strommer, Assessor's Clerk, had attended the DOR's Course 101, Assessment Administration & Classification at UMass Amherst this past summer and successfully passed the course. Carol is now qualified under DOR regulations classify property in MA. With that, Carol was promoted to Administrative Assessor.
 - c. Assessor Lamarre informed the Board that a final decision on a new CAMA system would be made shortly and that the selection is between Vision Government Solutions & Patriot Properties AssessPro. Whichever system is chosen, it should be operational in time for FY 2020 recertification barring unforeseen circumstance.
5. Citizen Speak Time: None

At 10:45, and with no further New Business, a motion to enter into executive session for the purpose of reviewing abatement applications and discussing negotiation strategy on pending ATB cases was put forth by Assessor Lamarre and seconded by member John Katz. All were in favor.