

**MINUTES OF THE BOARD OF ASSESSORS PUBLIC MEETING
TOWN OF CHARLEMONT**

January 24, 2011

The meeting was convened at 7:30p.m., with the following members present: Sarah Reynolds, Dave Cunningham and Simon Dean. Also present was Donald Rice.

1. Donald Rice came in to discuss the valuation of his personal property bill. Mr. Rice stated that he did some checking as to the value of used appliances, and felt his were being valued too high. The Board reviewed Mr. Rice's value and agreed it seemed high. Reynolds explained that they will need to check into the procedure for personal property abatements to see how much it should be abated. The Board also asked their Secretary to check with other town's Assessor Assistants to see what they do. The Board told Mr. Rice he would be notified with what they found out.
2. The Board reviewed the minutes of their 1/10/11 meeting. On a motion by Dean and seconded by Reynolds, the Board voted unanimously to accept the minutes as written.
3. The Board signed a bill schedule for Office Supplies and Equipment.
4. The Board signed a letter of appreciation to the Board of Selectmen regarding the new Town Hall Custodian.
5. The Board reviewed a request to reduce the value of personal property. The Secretary explained that their Vendor told her that since there is no system in CAMA to depreciate personal property, the Board could vote on what they or a taxpayer felt was a fair value. On a motion by Dean and seconded by Reynolds, the Board voted to reduce the value of Andrew Peak's camper from \$10,700.00 to \$9,000.00.
6. The Board reviewed a file on property in Chapter 61. The Secretary explained that Ms. Lagrassa came in last week to check some things on her property, and Millett noted that the wrong parcel number was on the Chapter 61 lien and on Ms. Lagrassa's Forest Management Plan. In checking Ms. Lagrassa's paperwork, the wrong parcel number had been recorded when the property was subdivided in 2008. After some discussion, the Board decided that the lien and Forest Management Plan would need to reflect the correct parcel number. On a motion by Reynolds and seconded by Dean, the Board voted to file a corrected lien with the Registry of Deeds, and to take the recording fee out of their budget. The Board instructed their Secretary to contact the Department of Conservation and Recreation to see what should be done to correct the forestry plan. The Board also noted that their maps do not match the subdivision plan, and would need to be sent to the mapper for correction.
7. The Secretary gave the Board some meeting dates from the Finance Committee, to discuss their Fiscal Year 2012 budget. The Board decided to meet on Saturday, February 26th at 8:45 a.m.
8. The Board discussed the choosing of a new Chair. On a motion by Reynolds and seconded by Dean, the Board voted unanimously to elect Dave Cunningham as their new Chair.
9. The Board discussed a quote from Real Estate Research Consultants, a Valuation Company, and decided that the fee was too high and the company too far away. After discussion of all the quotes received from valuation consultants, on a motion by Reynolds and seconded by Cunningham, the Board voted unanimously to accept Mayflower Valuation's quote. On a motion by Cunningham and seconded by Dean, the Board voted unanimously to have their secretary compose a letter to their current Vendor thanking him for his years of service and asking him to please complete all remaining work, submit his final bill and return any town property he may still have. The Board discussed the need for assistance with update of their Personal Property accounts and Forms of List. Millett

explained that Mayflower has not gotten back to her with how much extra this will be, and stated that she is still waiting from a quote from Carlson Appraisals as to how much they would charge. The Board instructed their Secretary to invite Duane Adams, of Mayflower Valuation to come to their next meeting to further discuss his quote, and asked her to contact the Assessor's Assistant from Colrain with who they use for Personal Property updates, as they also use Mayflower.

10. The Board discussed properties they recently visited. With regard to the property at 33 Main Street, the Board confirmed that the property has been condemned and is completely gutted. Further, the Board found that the grade and condition were incorrect on the property. On a motion by Reynolds and seconded by Dean, the Board voted unanimously to reduce the value of the property at 33 Main Street to the lowest it can be. The Board instructed their Secretary to check on lowering the value. With regard to the property located at 1921 Route 2, the Board noted that the measurements were incorrect and that the value of this property jumped \$53,000. in value from last year to this year. The Board asked their Secretary to look into why the value jumped so much and to find what the correct valuation should be. The Board discussed a third property on 42 Burrington Road, which also had incorrect condition, dimensions and other data. The Board stated that the owners are living in a trailer on the property while a second home is being built. The Board noted that the condition on all buildings on the property should be listed as poor, and that there is a barn that is falling in and will be demolished.
11. Next, Douglas Dean's acreage was discussed. Reynolds explained that Douglas told her that he owns 115 acres, yet the files only show that he has 70. It was decided that Douglas would need to straighten out his acreage by checking the deeds in the Registry of Deeds, before the Board could determine the correct acreage to note on the Release of Lien.
12. The Board reviewed the comments regarding property questions sent to their mapper. The Board asked their Secretary to check the Planning Board files for a proposed subdivision on South River Road, submitted by Deerfield River Condos, which may explain why several parcels that are on the maps have no information in their computer.
13. The Board discussed the properties affected by the relocation of the Charlemont Hawley Town Line and asked their Secretary to check to see if the McCloud's have removed 1.5 acres from their property. The Board also noted that the mapper should be given the information on the Charlemont Hawley Town line.
14. At 10:03 p.m., on a motion by Reynolds and seconded by Dean, the Board voted unanimously to enter into Executive Session, with the intent of not returning to open meeting, in order to deliberate on pending abatement and exemption applications.

Roll Call:

Voting yes: Reynolds, Cunningham, Dean

Voting no: None

Motion passes unanimously.

Respectfully Submitted,

Carlene Millett,
Assessor's Secretary

List of Documents Viewed in Public Meeting of January 24, 2011*

1. Request for Payment for office supplies.
2. Bill Schedule for equipment & supplies.
3. Letter to Select Board, dated 1/24/11, regarding Town Hall Custodian.
4. Email from Treasurer, dated 1/11/11, with request by taxpayer to reduce personal property.
5. Carla Lagrassa's Chapter 61 file.
6. Quote from Real Estate Research Consultants, Inc, dated 1/24/11.
7. Various map notations from Cartographic Associates.

***Documents not attached to minutes are stored in their respective file in the Assessor's office.**