

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

**March 23, 2015**

**Members Present:** Jacqueline Cashin; Chair, Sarah Reynolds

**Members Absent:** Karen LaClair

The meeting was convened at 7:02 p.m.

1. The Board reviewed invoices from Mayflower Valuation, Ltd and CAI Technologies. On a motion by Reynolds and seconded by Cashin, the Board voted unanimously to approve the invoices for payment.
2. The Board reviewed the following:
  - a. Deeds for February, 2015
  - b. Building construction for February, 2015.
3. The Board reviewed updates from MCI regarding the pending ATB appeals, which noted the towns that had settled with MCI on these appeals. It was noted that the Board would discuss a settlement offer in this case in an Executive Session, as doing so in open meeting could have a detrimental effect on litigation in the matter.
4. The Board reviewed a letter from Sage Bank regarding HUD enhancements to the reverse mortgage program.
5. The Board reviewed a letter from Molly Scott, stating that she is returning a refund check for payment of her taxes as she believes she still owns the property. It was noted that although a deed which conveyed a parcel of land to Vicky Seavey was filed in the Registry of Deeds, Ms. Scott is disputing that she ever conveyed this parcel; hence, both parties have paid the taxes on it. The burden of proof lies on Scott to prove that she did not in fact convey the parcel, and since the Assessors must rely on filed deeds, ownership currently lies with Ms. Seavey.
6. The Board reviewed the 2014 ATB update, which notes all the cases heard by the Appellate Tax Board. The Board asked their Secretary to request that this be mailed to all members so they could review it in detail.
7. The Board reviewed and discussed properties on 394 and 497 Route 8A North, which were previously condemned by the Board of Health. It was discussed that recently these properties were brought up at an All Board Meeting as part of an initiative to resolve some of these vacant/condemned properties in town. Just as with the Heist properties, the Board felt these properties should also be reduced for condition. After reviewing pictures of the properties in the files, on a motion by Reynolds and seconded by Cashin, the Board voted unanimously to reduce the condition of the structures to unsound with an influence of 1% good, due to their serious unsound and uninhabitable designations. It was noted that Assessors have requested to be notified of such condemnations in the future as it does affect the property value.
8. The Board reviewed and discussed the tax map changes which were submitted to the mappers. It was noted that among the changes were some combined parcels, a parcel split and several corrections.
9. At 7:24 p.m., on a motion by Cashin and seconded by Reynolds, the Board voted unanimously to adjourn their meeting.
10. At 7:24 p.m., on a motion by Cashin and seconded by Reynolds, the Board voted unanimously to enter into Executive Session in order to deliberate on pending abatement and/or exemption applications and to discuss strategy for litigation, which discussing in open meeting would have a detrimental effect on, with the intent to not return to open meeting afterwards.

**Roll Call:**

Voting yes: Cashin, Reynolds

Voting no: None

Motion passed unanimously.

Respectfully Submitted,  
Carlene Millett,  
Assessor's Secretary

### **List of Documents Viewed in Public Meeting of March 23, 2015\***

1. Invoice from Mayflower Valuation, Ltd., dated 3/10/15.
2. Invoice from CAI Technologies, dated 3/20/15.
3. Deeds for February, 2015.
4. Building construction for February, 2015.
5. Updates from MCI regarding ATB cases, dated 3/10/15.
6. Letter from Sage Bank regarding reverse mortgage program, dated 3/2/15.
7. Letter from Molly Scott, regarding property taxes on Warner Hill Road, dated 3/6/15.
8. 2014 ATB update.
9. Condemnation order, pictures and property cards on 394 and 497 Route 8A North.
10. 2014 tax map change results.

**\*Documents are stored in their respective files in the Assessor's office.**