

CHARLEMONT BOARD OF ASSESSORS
July 17, 2017 MEETING MINUTES

Members Present:

Anthony Ostroski; Chair, Karen LaClair, Jacqueline Cashin

Others Present:

John Atwater

Call to Order

Chair Ostroski called the meeting to order at 7:00 p.m.

1: 7:00 Appointment: John Atwater

Mr. Atwater attended the meeting to express his dissatisfaction with the value discrepancies of outbuildings throughout town. He explained that in comparing the value of many of his barns and outbuildings to that of those around him, his were much higher. The Board explained that several factors go into the valuation of outbuildings such as age, grade, condition, size and type of building. These are all entered into our database and multiplied the by cost codes provided by the State. They noted Assessors don't create the values, and unless there is very good reason, they are not adjusted. Atwater mentioned several structures that he felt were grossly undervalued, such as a woodworking shop on Route 2 and a repair garage on Burnt Hill Road. Hayden explained that these have both been inspected and the values would be increased; but could not be entered until the preliminary bills had been issued. The Board also noted that properties were inspected in 9-year cycles, per the DOR, and that they were still working through their current cycle, so some properties have not yet been visited. Atwater and the Board reviewed some examples of similar buildings which were much lower in value than his. The Board agreed that some warranted an inspection. Atwater gave the properties to the Board and thanked them for their time.

#2: Board Action/Signatures

The Board reviewed and signed/approved the following:

1. Minutes from the meetings of 6/5/2017 & 6/19/2017 (Ostroski motioned, Cashin seconded)
2. Warrant to Collector for preliminary FY 2018 real and personal property tax (Ostroski motioned, LaClair seconded)
3. Warrant to Collector for 2017 commitment 99 & Section 5 motor vehicle excise tax (Ostroski motioned, Cashin seconded)
4. FY 2018 invoices (Ostroski motioned, LaClair seconded)
5. FY 2018 Gateway tax forms (Ostroski motioned, LaClair seconded)
6. Monthly list of abatements for May, June and July (Ostroski motioned, Cashin seconded)
7. 2017 Form 126A farm plate exemption applications (Ostroski motioned, Cashin seconded)

#3: Review Correspondence

The Board reviewed the deeds and building construction for June, 2017. Hayden informed the Board that Vicky Seavey's lawyer filed an affidavit in the Registry of Deeds which finally clears up the property ownership issue between her and Molly Scott, and the parcel can now be re-assessed back to Molly.

Adjournment and Enter Executive Session

At 8:30 P.M. on a motion by Ostroski and seconded by LaClair, the Board voted unanimously to adjourn their meeting.

At 8:30 P.M. on a motion by Ostroski and seconded by Cashin, the Board voted unanimously to enter Executive Session pursuant to General Laws Chapter 59, Section 60, in order to deliberate on pending abatement and/or exemption applications, with the intent to not return to open meeting afterwards. **Roll Call Vote:** Voting yes: Ostroski, LaClair, Cashin. Motion passed unanimously.

Respectfully Submitted,

Carlene Hayden,
Assessor's Secretary

Documents Viewed in Meeting of July 17, 2017*

1. Property details and pictures from John Atwater:
 - a. 1903 Route 2 (machine shop)
 - b. 184 East Oxbow Road (sugar house)
 - c. 111 East Oxbow Road (1-story barn)
 - d. 48 Burnt Hill Road (1-story barn)
 - e. 1645 Route 2 (pole barn)
 - f. 104 Burnt Hill Road (shed-shop)
2. Minutes from the meetings of 6/5/2017 & 6/19/2017
3. Warrant to Collector for preliminary FY 2018 real and personal property tax
4. Warrant to Collector for 2017 commitment 99 & Section 5 motor vehicle excise tax
5. FY 2018 invoices:
 - a. Registry of Deeds
 - b. Community Software Consortium
 - c. CAI Technologies
 - d. MAAO
6. FY 2018 Gateway tax forms:
 - a. Omitted & Revised Assessment Report
 - b. LA-13A; Amended Tax Base Levy Growth
7. Monthly list of abatements for May, June and July, 2017
8. 2017 Form 126A farm plate exemption applications:
 - a. Coli
 - b. Dean
 - c. Eichholz
 - d. Gould
 - e. Hathaway
 - f. Healy
 - g. Hicks
 - h. Lanoue
 - i. Turner
9. Deeds for June, 2016
10. Affidavit regarding Seavey-Scott ownership issue; 280 Warner Hill Road. Franklin County Registry of Deeds Book 7041, Page 50.
11. Building construction for June, 2016

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