

SHELBURNE BOARD OF ASSESSORS

Meeting Minutes

March 18, 2019

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

Board Members Present: Alan Coutinho, James Richardson, Joseph Mattei, Jennifer Morse - **Assistant Assessor**

Minutes

Minutes of February 20, 2019¹ were reviewed and approved

Signatures- signed by both board members unless otherwise noted

Monthly List – Motor Vehicle – February – Levy 2019²

Monthly List – Real Estate/Personal Property – February 2019 – Levy 2019³

Monthly List – Real Estate/Personal Property Fire District – February 2019 – Levy 2019⁴

Chapter Lien – Logan Realty Trust – Chapter 61A⁵

Real Estate Exemptions – Signed by both members unless otherwise noted

Applications are not open to public inspection (GL Chapter 59 §60).

One senior exemption (41C) was granted in the amount of \$500 (Town) and \$103.61 (Fire District)

One senior exemption (41C) was granted in the amount of \$500 (Town)

Disabled Veteran Plates

Jennifer shared information regarding MGL Chapter 60A, Section 1, regarding disabled veterans exempt motor vehicle excise. The exemption allows one passenger vehicle or pick-up truck to be exempt if owned by the veteran and used for non-commercial uses. It does not matter if the veteran has DV plates, but they must be approved for them through the RMV35A letter. Only one vehicle qualifies for this exemption.

Old Albany Road Values

Jennifer prepared a land value analysis⁶ for seven properties on Old Albany Road. The value increase to each property was an average of 49%. Each property was looked at individually as the land area of each property was different ranging from 46% - 52%. Each two acre building lot was assessed at \$91,500 and each excess acre was assessed at \$2750.

Budget Hearing Discussion

The board reviewed an email⁷ from the Town Administrator dated March 7th requesting information from boards/committees regarding the number of meetings, length of meeting for Fiscal Year 2018. Jennifer prepared a list of meetings, attendance, and length of meeting since 2/2016 and responded to the email on behalf of the board.

Assistant Assessor Updates

Jennifer reported that a petition under formal procedure⁸ had been filed at the Appellate Tax Board by Mr. John Leo Presutti. Mr. Presutti owns a two acre building lot on Little Mohawk Road. The abatement was denied on February 20, 2019. Jennifer will prepare the jurisdictional documents required and will print the land schedule for all properties in Shelburne. Jennifer spoke with the clerk and requested a hearing in Northampton.

The Annual Franklin County Assessors Association Meeting is scheduled for Thursday May 23, 2019 at Terraza in Greenfield. The meeting will include a guest speaker from DCR regarding Chapter 61/61A and Forest Management Plans. All members of the board confirmed they will be attending and when the invite is received Jennifer will RSVP.

Jennifer will be attending the following classes in the next four weeks. Both classes, mileage and room have been paid for by another town. The only expense to Shelburne for these courses will be additional hours to attend one of the two days each week. USPAP (Appraisal Course) March 22/March 23, Course 6 (March 29, 30, April 6, April 12, April 13). Jennifer shared that she should have her MAA designation by this time next year.

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

Next Meeting: April 8, 2019

A motion was made and seconded to adjourn the meeting at 4:30 p.m. all in favor.

Respectfully Submitted:

Jennifer Morse
Assistant Assessor
March 20, 2019

Document List

1. Minutes of February 20
2. Monthly List – Motor Vehicle February 2019
3. Monthly List – Town RE/PP February 2019
4. Monthly List – District RE/PP February 2019
5. Chapter Lien – Logan Realty Trust
6. Old Albany Road Land Values
7. Email from Town Admin. Regarding FY 18 Meeting Inquiry
8. ATB petition – Presutti

Approved: April 10, 2019