

ASSESSORS MEETING 1/7/20

Meeting of Board of Assessors at 6:45 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 6:45 p.m.

Assessor, Ms. Kominz made a motion to approve the following minutes of the Board of Assessors:

December 10, 2019

Assessor, Mr. Hennessey seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0.

The Board signed the following procedural documents:

Fiscal Year 2020 Real Estate Tax Second Half Commitment

Fiscal Year 2020 Personal Property Tax Second Half Commitment

Fiscal Year 2020 Community Preservation Surcharge Second Half Commitment

Fiscal Year 2020 Water Lien Commitment

Fiscal Year 2020 Water Lien Interest Commitment

Report of Real Estate Abatements/Exemptions for the month December 2019

Report of Personal Property Abatements for the month December 2019

Motor Vehicle Abatement Report for the month December 2019

Mr. Josephson presented to the Board a new tax deferral application for their consideration. The applicant who resides at 183 Conant Road is requesting approval for the statutory Clause 41A Real Estate Tax Deferral Agreement for the second, third and fourth quarters for fiscal year 2020.

Assessor, Ms. Kominz made a motion to approve the applicant's Clause 41A Real Estate Tax Deferral for the second, third and fourth quarters for fiscal year 2020 as requested by the applicant. Assessor, Mr. Hennessey seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0.

Mr. Josephson distributed to each Board member the sales reports for calendar year 2019. He indicated to the Board that the analysis contained 153 raw single-family sales. Most of the sales will be the basis for the fiscal year 2021 assessments. The final sales total to be used will be less than the 153 sales due to the physical changes in the properties because of construction activity.

Reports distributed were by the following categories: Land Use, Style, Neighborhood Area, Sales Price Quartile, Sale Date Quartile, Actual Year Built, Effective Living Area, and Lot Size.

Mr. Josephson updated the Board on the status of the real estate abatement requests for Fiscal Year 2020.

The last day to file an application for abatement this Fiscal Year is February 3, 2020.

Mr. Josephson reported to the Board on the recently signed 20-year solar Pilot agreement with Solar Energy by the Town Manager for a solar array to be installed this spring on the roof of the Field School.

Assessor, Ms. Kominz made a motion to adjourn. Assessor, Mr. Hennessey seconded the motion. The Board voted in favor of the motion by a vote of 3-0.

The Board adjourned at 8:00 p.m.

Next Meeting – Tuesday, February 4, 2020 at 6:45 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor