

## ASSESSORS MEETING 3/5/19

Meeting of Board of Assessors at 1:00 P.M at Town Hall. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz, and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 1:00 p.m.

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

February 5, 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:  
Motor Vehicle Abatement Report for the month February 2019

The Board discussed the results of the annual Town Caucus held last night. Assessor, Paul Zorfass who is seeking re-election to the Board was by voice voted unanimously selected as the Assessor caucus nominee for the Town election scheduled in May.

Mr. Josephson and Assessor, Mr. Hennessey attended a meeting on Monday, February 25<sup>th</sup> with State Representative, Alice Peisch, Corey Testa (Representative Peisch's Staff Director) and Town Manager, Leon Gaumond. The topic discussed was concerning the recent trend in Weston and other Massachusetts communities in which a transfer of real estate involving a Trust does not included the sale consideration on the deed. Mr. Josephson indicated properties are transferred for nominal consideration (\$1 or \$10) from the current owner(s) to a trust indicating the current owner(s) are the trustee(s).

However, simultaneously the trustee(s) immediately resign as trustee(s) and the purchaser of the property (new owner) accepts the appointment of the trust as the new trustee(s). The result is the Board of Assessors has no sale consideration to use as a data sample in the mass appraisal of property process, the stamp excise tax payment may or may not have been received by the registry of deeds and this may also effect a reduction in the revenue received to all communities who are a part of the community preservation act state reimbursement program.

The Board and Mr. Josephson discussed their schedule to inspect the properties currently under appeal. Mr. Josephson will coordinate the inspection process with the property owners and the Board during the months of March and April. The snow storms have delayed the inspection process to date.

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 2:10 p.m.

**Next Meeting – Tuesday, April 2, 2019 at 1:00 pm – Town Hall – Lower Level Conference Room**

Respectfully;

Eric R. Josephson, MAA  
Principal Assessor