

Assessor's Meeting of November 30, 2016
334 Main Street, Town Hall

Present: Bruce Firger
Christopher Lamarre, Principal Assessor

Meeting called to order by Chris Lamarre at 10:10 a.m.

Approval & Acceptance of Prior Meeting Minutes: No minutes were presented.

Old Business:

1. CAMA System: Chris Lamarre would like to schedule a presentation by Vision Government Solutions to determine whether their CAMA system is able to meet the needs of the Assessing Office as opposed to that being offered by the State/MassIT. The Town was granted additional time by the MassIT until November 28th to execute the Memorandum of Understanding (MOU) regarding Tyler Technology's iasWorld CAMA system. The MOU was not executed and a discussion with the Town Manager to review options will be held.

2. Lode Star Solar Energy is leasing land on a 9.48 acre parcel subdivided off from the former Fair Grounds site. The project is proposed to generate 650 kilowatts of electricity to be sold to municipal or tax exempt entities such as school districts and is therefore taxable to the Town. The prior solar facilities in Town have elected to enter into a "tax agreement" whereby a schedule of tax payments over a period of twenty years is developed and agreed to by both parties. Lode Star has elected to forego a formal "tax agreement" and instead will be valued on an annual basis. Discussions on valuation metrics such as the capitalization rate to be used are ongoing. Lode Star is advocating for a cap rate of 12%. "Lower the cap rate, higher the value". Chris is formulating the proposed cap rate to be used in the sites FY 2018 valuation. It was noted that Lode Star is also in the process of developing a solar site on property owned by William Nolan located on Van Deusenville Road.

New Business:

Mayflower, Ltd. has again been retained as the vendor of choice to continue the DOR/BLA mandated 9 year rolling Cyclical Inspection Program whereby each improved property must be measured and inspected at least once in a nine year period. The program is designed to ensure the quality and integrity of the assessor's data thereby helping to achieve fair and equitable assessments by and between all classes of property. Thus far, there have been many properties whose data has been deemed to be inaccurate. The data changes have been made on the CAMA system. Not all changes result in an increase in valuation as there have been several properties whose data changes resulted in a value decrease. Any value increases attributable to the discovery of decks, outbuildings, additions, finished basements, etc can be taken as new growth.

Other Business: None

With no further business, a motion at 10:20 AM by Chris Lamarre to enter into Executive Session for the purpose of reviewing real and personal property abatement and exemption applications was put forth and seconded by Bruce Firger.

Respectfully submitted,

Carol Strommer