

Minutes

Board of Assessors

Town of Harvard

Meeting Date: Thursday, August 16, 2012
Called to Order: 9:10 a.m.
Meeting Adjourned: 10:00 a.m.
Members Present: Debbie George, Rick Maiore, Joe Theriault
Other(s) Present: Linda Couture, Sue Fitterman, Harald Scheid

New Business:

1. Minutes: The minutes from June 28, 2012 were approved.
2. Reports: Board members signed the following reports and forms:
 - Motor Vehicle Abatement Report
 - Real Estate Abatement for 15A Trail Ridge Way
 - Warrant and Commitment for Motor Vehicle Excise Tax
 - State Tax Form 155
 - Tax Lien for Tax Deferral
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The tax lien release for Westcott Road will be reviewed at the next meeting.

3. Board members discussed the following Appellate Tax Board (ATB) cases:
 - a. 5A Trail Ridge Way: An ATB Withdrawal Notice was received on July 5, 2012. The real estate tax abatement was processed and a notice sent to the property owners on July 10, 2012.
 - b. LTI Harvard Appleworks at 325 Ayer Road: Brad Dunn, the commercial appraiser from RRG, inspected the property and reviewed the Income and Expense statement. Brad found that the current assessment is correct. He will review his findings with the owner and suggest changing the informal ATB filing to a formal filing.
4. Rick requested that Sue give the other two board members a handout from MAAO Course 200 titled “Betterments and Special Assessments – Responsibilities of Parties and Schedule of Events.”
5. Harald’s staff has prepared an analysis of the financial implications of not levying boat excise tax and will review the report at the next meeting.

Ongoing Business:

1. Update on Geographic Information Systems (GIS): Cartographic Associates has downloaded the parcel data from the MassGIS website and started the tax map text conversion portion of the project.

2. Review RRG Calendar:

- a. FY13 Statutory Exemption applications were mailed on July 5, 2012.
- b. FY14 Chapter Land applications were mailed on August 1, 2012.
- c. Periodic inspections are scheduled for this fall.
- d. Supplemental tax assessments for FY12 were done on July 31, 2012 and submitted to the Treasurer/Collector to generate the tax bills.
- e. Harald and Linda reviewed the Statistical Report for FY13 which contains A/S ratio statistics. The A/S ratio for single family homes is about 95% with very good COD's. They feel the market has stabilized and recommend keeping the current assessment values. The board agreed with RRG's assessment of the situation and will follow their recommendation of not revaluing property in Harvard for FY13.

3. The Board of Assessors will not meet during September. The next meeting is tentatively scheduled for Thursday October 11, 2012 at 3:00 p.m.

Date Approved: _____

Rick Maiore

Joseph R. Theriault

Debra M. George