

Minutes

Board of Assessors

Town of Harvard

Meeting Date: Thursday, September 12, 2013
Called to Order: 1:50 pm
Meeting Adjourned: 2:28 pm
Members Present: Debbie George, Don Graham
Other(s) Present: Linda Couture, Sue Fitterman

New Business:

1. Minutes: The meeting minutes from July 25th were approved.
2. Reports: The board signed the Motor Vehicle Excise Abatement Report.
3. Chapter Land Liens: The board signed new chapter land tax liens for four chapter land properties that were missing liens.
4. Statutory Exemption Applications: The board reviewed and approved the list of FY2014 Statutory Exemption applications for Senior, Blind, and Veteran residents.
5. Assessment of Rental Properties Owned by Non-Profits and 6. Minor Policy and Procedural Changes: The two board members voted 2-0 on a Graham/George motion to table these agenda items until October when the Regional Assessor and third board member will be present to discuss.

Ongoing Business:

1. Solar Project Update: The board received informational copies of two documents:
 - The Petition for a Special Town Meeting filed by the Harvard Solar Garden Project. The petition contains three articles: 1) Support for legislation to make Community Solar shares exempt from taxation on the same basis as if installed on-site; 2) PILOT (Payment In Lieu Of Taxes) for Community Solar systems; and 3) Amend building permit fees.
 - 7/25/13 Memo to Harvard Board of Selectmen Re: Policy Decisions–Community Shared Solar.
2. RRG Calendar:
 - a. Chapter Land Applications: Approximately half the applications have been received to date.
 - b. Cyclical Inspections: Letters about upcoming inspections were mailed on 9/11/13 to 220 residents.

c. Review A/S Ratio Statistics: The board reviewed three documents prepared by Linda:

- LA3 prepared 7/30/13 with 2013 sales to date. Median A/S ratio is 98%.
- LA3 for FY2014 prepared 8/1/13 with 2011 and 2012 sales. Median A/S ratio is 97%.
- Statistics Report prepared 8/6/13 with 2011 and 2012 sales shown by: Sale Price Low to High; Sale Price by Quartile; Sales by House Style, Neighborhood, Grade, Living Area and Acreage.

d. FY2014 Value Change Recommendations: After reviewing the A/S ratio statistics and hearing RRG's recommendation to keep the current values, the board voted 2-0 on a Graham/George motion to keep the FY2014 values and not make any adjustments to values or tables.

The meeting was adjourned at 2:28 on a George/Graham motion. The next meeting is tentatively scheduled for Thursday October 17th at 1:45 pm.

Date Approved: _____

Joseph R. Theriault

Debra M. George

Don Graham