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Board of Assessors – MEDWAY MA
Meeting: February 29, 2016 – 8:00 a.m.
Office of the Board of Assessors – First Floor
155 Village Street, Medway MA 02053

The meeting was called to order at 8:00am by Anne Marie Lynch second by Kathryn Regan.

PRESENT: Kathryn Regan, Ann Marie Lynch, Donna Greenwood.

1. Board members reviewed the following in regular meeting session:
 - a. Minutes of 2-8-16 were approved
 - b. State modernization – signed letter of support
 - c. Reviewed letters of intent form potential Board members
 - d. Met with one potential Board member

BOARD MOVED TO EXECUTIVE SESSION: **The board may vote to go into Executive Session under Purpose 7 to discuss and vote on matters that are confidential in accordance with law, such as, but not limited to abatements and exemptions (MGL ch.59, Sec.60), or property income & expense disclosures (MGL Ch. 59, Sec 60), or property income and expense disclosures (MGL Ch. 59, Sec 52B. Will the Board return to Open Session?**

Anne Marie moved to go into executive session at 8:30 Kathryn second the motion

Roll Call – Lynch – yes Regan – yes

Ann Marie moved at 8:40 to remove from executive session, Kathryn second.

Roll call – Lynch – yes Regan - yes

2. Next meeting is scheduled for Monday March 14, 2016 at 8:00 a.m.
3. Abatement applications:
 - a. Personal property -- 1 denied
 - b. Real estate – 6 approved, 2 denied
4. Next meeting scheduled for: March 14, 2016 at 8 a.m.
5. A motion was made by Anne Marie Lynch to adjourn the meeting at 8:50 a.m. the motion received a second vote by Kathryn Regan.
6. Meeting was adjourned at 8:50a.m.

Respectfully Submitted,

Donna Greenwood. MAA
Principal Assessor

†Per MGL Ch 59 s.60; Applications for abatement or exemption under this chapter shall be open only to the inspection of the assessors, other officials, or designated auditors.

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WET/FLOOD GUIDELINES

- 1) EVERY PARCEL IN TOWN WAS REVIEWED USING MAPS ON LINE AND PLACING LAYERS FOR WET AND FLOOD
- 2) EACH LOT THAT HAS ANY PORTION WET//THE WET PORTION WAS MEASURED OUT AND DIVIDED INTO THE LOTS SQ FT
- 3) THIS DETERMINED THE % OF WET
 - UNDER 25% IS W1
 - 25% - 49% IS W2
 - 50% - 74% IS W3
 - 75% TO 100% IS W4
- FZ FOR FLOOD ZONE ONLY IF A PORTION OF THE BLDGS ARE IN THE FLOOD ZONE
- 4) THIS INFORMATION IS PLACED IN THE NOTE SECTION IN ASSESSPRO UNDER THE 2ND GROUP OF PRIOR ID
- 5) A FIELD REVIEW WAS DONE TO DETERMINE IF THE TOPOGRAPHY ADJUSTMENTS THAT PREEXISTED ARE IN FACT FOR TOPOGRAPHY AND NOT FOR WET//THIS WAS FURTHER SUPPORTED BY A DESK REVIEW USING MAPS ON LINE WITH A CONTOUR LAYER
- 6) AN ANALYSIS WAS THEN PERFORMED TO DETERMINE IF AN ADJUSTMENT WAS WARRANTED//THIS INCLUDED LOOKING AT (ASSESSMENT SALE RATIOS) ASR AND A REVIEW OF MATCHED PAIRS

The analysis concluded that any lot with less than 50% wet is not supported to apply a wet adjustment.

Lots with 50% to 74% wet, a -5% adjustment will be applied to the 1st line on the land section (WET 3) in AssessPro.

Lots with 75% to 100% wet, an -8% adjustment will be applied to the 1st line on the land section (WET 4) in AssessPro.

Any property that the building is in the flood zone will be adjusted - 10% on the 1st line in the land section (FLD) in AssessPro.