

MINUTES

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BOARD OF ASSESSORS

Date: 5/5/2015

Present: Jude T. Cristo, Joe Coggans, Jean Moroski

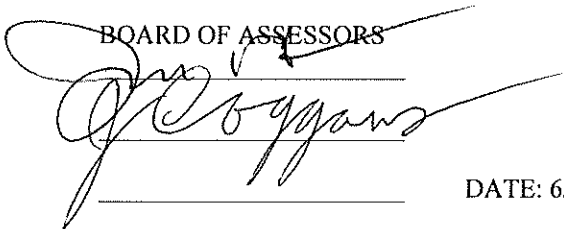
Start time 6:30pm

Absent: George Valery

The Board acted on the following:

- 1) The Board reviewed and signed Minutes of the 4/7/15 and 4/21/2015 Meeting.
Voted 2-0
 - 2) The review of the estimate from Vision. Board voted 2-0 to sign, no additional bids required, Vision will perform the Interim Update.
 - 3) Jude requested information on the new Self Storage facility (Howe Ave): asked to check with Auburn as to how their Self Storage facilities are assessed.
 - 4) The Board requested more information on the waterfront properties on Bayberry Lane: buildable lot? lot size and copies of maps showing buildings.
- 3) The Board's next meetings will be June 2, 2015 at 4:30 in the Assessors Office.
- 7) Motion to adjourn, voted and passed 2-0. Meeting closed at 6:50 pm.

BOARD OF ASSESSORS



DATE: 6/2/2015

15 JUN - 3 AM 10:01
TOWN CLERK

 **VISION**
GOVERNMENT SOLUTIONS

March 16, 2015

Board of Assessors
Town Hall
127 Elm Street
Millbury, MA 01527

Dear Board Members:

Vision Government Solutions is pleased to propose a price estimate for assistance with Millbury, Massachusetts for Fiscal Year 2016. It is assumed that the Town will validate all sales for the preceding year and send out income and expense reports. The services to be provided will be as follows.

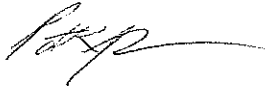
- 1) Analyze recent land sales.
- 2) Create a sales database file in the Vision System.
- 3) Create and analyze a sample of the income and expense file.
- 4) Run sales ratio study reports by DOR specifications, groupings and sorts.
- 5) Analyze sales ratio reports according to DOR specifications.
- 6) Create new cost/market land and building model tables to reflect desired ratios, medians and COD's according to DOR specifications.
- 7) Recalculate new values utilizing new model tables.
- 8) Implement and test new pricing models and re-analyze ratio reports to meet DOR specifications.
- 9) Implement new residential and commercial/industrial/exempt cost/market tables into the main database file.
- 10) Assist with DOR Interim adjustment form.
- 11) Vision will complete all services by September 30, 2015.

Fiscal 2016 Assistance for Real Estate Interim Update of Values - \$4,900

Appraiser Consulting: Additional services can be provided to the Town for a per diem fee. Other services such as printing a full set of cards, programming or extensive data entry services are available at a separate price.

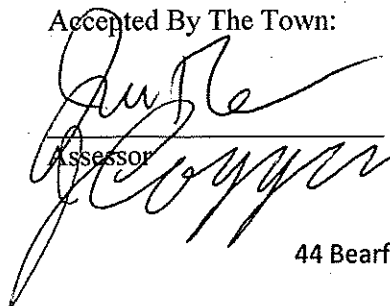
If there are any further questions or more information is necessary, please do not hesitate to call me at extension 3644.

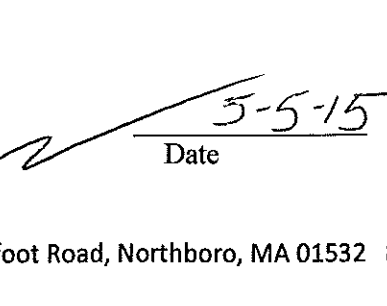
Sincerely,



Patrick J. Donovan
Regional Sales Manager

Accepted By The Town:


Assessor


Date 3-5-15