

BOARD OF ASSESSORS MEETING

REGULAR MINUTES

May 19th, 2015 @ 5:30 P.M.

The Board of Assessors meeting was called to order on Tuesday, May 19th at 5:34 P.M. In attendance were Paul Buckley, William Barker, and Theodora Gabriel.

The Board reviewed and approved the meeting minutes of April 27th and the amended April 14th meeting minutes.

OLD BUSINESS:

1227 Newman Ave.:

The board reviewed and discussed the property located at 1227 Newman Ave. in regards to MA. General Laws Chapter 59, §5, cl.3. for the house owned by the Igreja Evangelica Pentecostal Assemblia De Deus, which we made a taxable single residence last year because an abatement was never filed and no information was provided to us regarding who was occupying the house. We received a letter April 4, 2015 stating that Sarah Gonsalves is living there and performs the same duties as the regular pastor. We mailed a letter on 4/15/15 informing them that the FY05 tax bill is due and payable because it didn't qualify as a parsonage for FY05.

The board reviewed & discussed letter dated 4/4/15 and agreed that, based on the duties performed by Sara Gonsalves, the dwelling is exempt under 59, §5, cl.3.

320 Fall River Ave. Roll Back Taxes: The board voted and approved the revised Roll-back for this property.

Classification code change draft letter:

The board reviewed and discussed draft letter notifying property owner of Classification code and rate changes in and out of Residential prior to mailing tax bills. It was decided to put an example of dates. FY16 abatements may be filed after actual tax bill is mailed. No later than the actual 3rd quarter due date. Example if the tax bill is mailed 12/31/15 í í í Theo to email the draft letter to board.

FY'15 Greenbrier Condo abatements:

The board reviewed and denied 66 FY05 Real Estate abatement applications for Greenbrier Condos.

151 Allen Ave.:

The board reviewed wetlands plan received on May 13, 2015, showing entire lot. The board granted an additional FY15 abatement.

NEW BUSINESS:

Firefly CCRC Condominium

The board discussed possibly attaining legal opinion for Firefly CCRC condominium. Discussed condominium common areas. Prelim tax bill created. Assess 18 greens -25% 61B with Pro shop. Question of assessing the greens under 61B. To have further discussion at next BOA meeting.

FY'15 rescind of Veteran Exemption:

The board reviewed & signed FY015 Rescind Certificate for a Veteran Exemption. Request by owner on letter dated April 28, 2015 to rescind FY15 exemption.

MEETINGS/CONFERENCES:

1. App Geo GIS Demo at Town Hall rescheduled to 6/4/15
2. CSC /BOD meeting, June 5, 2015 A.M. at Southbridge Hotel & Conf. Center.

Town Assessor's Report:

1. FY016 Revaluation: Measure/List sales & field review. Sales analysis and bldg. permits
2. Preliminary FY016 Real & Personal tax bill file is being prepared.

The board voted to go into executive session at 7:32 P.M.

The board returned to regular session at 7:35 P.M.

OTHER BUSINESS:

Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting:

COMMUNITY SPEAKS: (Meeting is being recorded.)

Board met with Barry Sullivan, Appraiser, Chris Pelletier and Charles Tapalian, Jr. at 5:30 P.M. who discussed the income approach for 66 apartments. Covenant on these. Theo said the 24-36 unit buildings and the bldg. permits taken out are completely different.

Discussion on numbering of units/bldgs. Permits for individual units-not entire building.

Discussed values on individual units and buildings. Condo or apartment? Can't be both. Theo reminded them that the I&Es need to be filled out with a breakdown of all expenses. We will wait until I&Es come back to see what the figures are (use income tax form for info). Since we received no income forms for FY15 it is hard to determine 66 rental units. Barry is doing appraisals on restricted condos. I&Es will be submitted for all units and presented to the board for review & come up with a value based on this.

SCHEDULE NEXT MEETING: Tuesday, June 16th at 5:30 P.M.

The Meeting adjourned at 7:50 P.M.

Respectfully Submitted,

Karen Springer, Secretary