

**BOARD OF
ASSESSORS
MEETING
MINUTES**

September 23, 2015
Town Hall 1 Main St., Upton, MA 01568
Chairman James Earl, Assessor Kelly McElreath, Department
Coordinator, Tracey Tardy

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, was called to order by
2 Chairman Earl @ 4:13 p.m.

3
4 Attendees: Assessor James Earl, Assessor Kelly McElreath and Department Coordinator Tracey Tardy

5
6 Motion was made by Assessor McElreath to accept the agenda. Second: by Chairman Earl, majority vote
7 by the Board.

8
9 Motion to approve meeting minutes from September 9, 2015 by Assessor McElreath, Second: by
10 Chairman Earl, majority vote by the Board.

11
12 Mail was reviewed and initialed by the Assessors

13
14 Vouchers were approved

15
16 Motor vehicle abatement applications and certificates were approved.

17
18 A discussion took place regarding the RPF needed for the certification and interim years. A meeting will
19 be scheduled to go through and review what is needed for the RFP in the near future

20
21 The Chapter land applications that have been received thus far for FY17 were received and some of the
22 applications were approved.

23
24 2 abutter's lists were approved. 51 Warren St& 12 Shore Dr

25
26 The LA 3 sales report and LA15 interim year adjustments reports were signed and submitted to the state.
27 They also approved the LA 4 the classification report. If the state approves the Department Coordinator
28 will begin working on the growth for FY16.

29
30 The overlay accounts were reviewed and the outstanding ATB cases and unpaid personal property were
31 reviewed to see if any overlay maybe able to be released.

32
33 A discussion took place regarding all the information collected for the solar pilot and what the proposed
34 value and highest and best use for the property owned by Harvey Trask map 29-67 and Map 25-31 of
35 which he would remove approximately 12 acres of land out of chapter and it would become commercial
36 land. It was found that the property could only be considered rear acres and the value for rear acres in
37 commercial property would be approximately \$25,000 per acre. The Roll back taxes where figured for
38 the portion of the land that will be removed and a few more questions needed to be answered by the
39 company proposing the pilot. I.E. Who would be responsible for the real estate taxes for the property that
40 the solar farm would be location on? What is the estimated value of the personal property being placed
41 on the lots? Assessor McElreath was going to gather the information and send a memo to the Town
42 Manager and Board of Selectmen for review.

43
44 The base rate for property types from Marshal and Swift were reviewed. The price sheet shows the price
45 per square foot of each style home and if the price was adjusted because of sales or if it will be the state
46 recommended value for our area according to the Marshal and Swift schedule for Upton.

47
48 Assessor McElreath made a request to have the Department Coordinator pull the paperwork that was
49 given to her from the Collector's office regarding outstanding personal property and what was abated for
50 the next meeting.

51
52 Next meeting will be scheduled for October 14, 2015.

53
54 The meeting was adjourned @ 5:16 p.m.

55
56 Respectfully Submitted,

57
58
59 Tracey Tardy, Department Coordinator