

Approved March 23, 2015

Board of Assessors
Executive Session Minutes
Monday March 9, 2015

Attendance: Chair S. Rufo, J. Brodie, Z. Ventress, M. Upton, D. Hill

Also present: Director of Assessing E. Brideau, Assistant Assessor D. Ellis and Administrative Assessor J. Marchant

Purpose: The session was called at 8:30pm on Monday March 9th, 2015 by a unanimous roll call vote of the BOA as permitted by MGL Chapter 30A, Section 21a(3) to Discuss strategy with respect to Pending Appellate Tax Board Cases

Discussion: S. Rufo stated that E. Brideau is going to the ATB on Wednesday the 11th for the case with 12 Ellie Ln. The purpose of the executive session is to update the board on the case and inform the board of actions that have been taken. Any board member can recuse themselves from the executive session if necessary.

D. Hill informed the board that he was contacted by email as a board member and a neighbor by the resident at 12 Ellie Ln to try to get the case resolved once and for all. He has not responded to the owner.

E. Brideau updated the board on the case. In February E. Brideau sent an interrogatory to the owner requesting them to respond to questions about the property. Specifically about a mortgage that was taken out on the home in October of 2013 and an accompanying appraisal. That information was not supplied to the assessor's office.

E. Brideau filed a motion to compel at the ATB since the mortgage was taken out within the timeframe of the sale data and is relevant to the case. Seeing the appraisal would help the assessor's office by knowing what comps were used and to help the assessors to come up with a value. She anticipated that the hearing would be continued due to the new information, but the Chairman reviewed and denied the motion so the hearing will go forward on Wednesday without the information. She has requested a stenographer so that the case will be formal and she can request findings of fact. She believes the assessment is completely supportable by sales in town. The burden of proof is on the town and last year she rested on the value. This year she will make a case for it and defend the value.

D. Hill asked if the hearing is open to the public. J. Brodie replied yes, as is the information after it has been presented, but the executive session information will stay confidential. The ruling may not come for 1-4 months and the findings of fact could take a year.

By a motion from S. Rufo and a unanimous roll call vote, the board exited executive session at 8:50pm. Z. Ventress- yes, M. Upton- yes, J. Brodie- yes, D. Hill- yes, S. Rufo- yes.

Respectfully submitted,
Jessica Marchant