

Town of Ashby
Office of the Board of Assessors
Minutes for the Meeting on August 11, 2010

Place of Meeting: Town Hall

Time of Meeting: 6:00 P.M.

Members Present:	<u> X </u> Oliver Mutch	Chairman
	<u> </u> Doug Cudmore	Member
	<u> X </u> John Vogt	Member
	<u> X </u> Harald Scheid	Regional Assessor
	<u> X </u> Lois Raymond	Administrative Assistant

1. Read and approved minutes of the July 14th, 2010 meeting
Minutes were read and approved
2. Review current budget balances
 - a. To –Date
All budget lines seem appropriate for the anticipated expenses
3. Board review and Approval of Warrants, MVE Abatements and Payables
Documents to approve and sign:
 - a. MVE Abatement Batch – **July_02** effective 7/15/2010 – *Approved and Signed*
 - b. Motor Vehicle Warrant – **MVE Commitment 2010 04** – *Approved and Signed*
will be issued 8/13/2010
 - c. Payables – **None**
4. Final Real Estate / Personal Property Abatements
Documents to approve and sign:
 - a. Personal Property Abatement(s) Batch – **None**
 - b. Real Estate Exemption(s) Batch – **None**
5. Supplemental Tax properties and letters
Letters Mailed will work with Beth Ann to get bills out
Update Only
6. Appellate Tax Board Filing
Tax Payment History statement from the Collector
Letter written by Harald and mailed to Taxpayer stating that they must withdraw their appeal based on untimely payment of prior tax bills
7. City of Fitchburg Land
New land added –
How does this effect our negotiations vs their ‘payment in lieu of taxes’?
Deed and Note from Beth Ann
*Lois to work with Norma and Harald to calculate a new pilot payment amount for Fitchburg.
Further discussion included an explanation that taxes for the watershed land parcels are collected at the rate of the taxes as they were in the year the parcel was conveyed to Fitchburg.*
8. New Chapter Applications
*2 new applications were reviewed, one was approved.
Harald wrote a letter to the other taxpayer recommending a different Chapter Classification.*

There was a discussion around the fact that Chapter Land compromises the Town’s ability to collect taxes because Chapter Land is assessed at a preferential rate. Chapter Land can be classified as Forestry, Agricultural or Recreational. A lien is put on the Chapter Land by the Town of Ashby and the Town has ‘1st right of Refusal’ if the landowners decides to sell. If sold, or taken out of Chapter, the taxpayer must pay 5 years of back taxes plus interest to get the lien removed from the land.

The Board's acceptance of Chapter Land plays into the overall philosophy of the Board. Some boards are in favor of minimizing taxes (and redistributing the burden) for property owners who are willing to encumber their land through Chapter Classifications resulting in more undeveloped parcels in town.

9. Regional Assessor Contract

Lois contacted Lunenburg Board of Assessor's verbally and via email to inform them that the Ashby Board unanimously approved the proposed contract with RRG

a. Next Steps:

Waiting for signed contract, has anyone contacted Oliver?

Then our portion of the bill for FY 2011

Still waiting for Lunenburg

10. Assessor Updates

a. *Town Administrator consultants met with Harald and they seem to be wrapping up their analysis*

b. *In September we will be setting the tax rate and finalizing property values.*

11. General Discussion

a. Ordering Supplies

Key Board

John Vogt offered to donate one to the town

Inks

Labels

Lois has the boards approval to manage the 'daily' supplies as she sees fit

b. ArcView GIS

Cannot afford to purchase and maintain new software –

Ideally, we should be implementing CAI's query manager; an integrated GIS/CAMA solution that makes creating abutter's lists and performing other GIS tasks incredibly easy. The price tag for the initial purchase is around \$8,000 with an annual estimated cost of \$1,500.

Lois will check around for the application either loaded on her PC or on CD in the office to see if we can at least use the current copy which is 10 years old.

12. Next Meeting will be September 8th, 2010 at 6PM

Needed to reschedule to September 22nd - Did not have a quorum

13. Adjournment

Meeting was adjourned at 7 PM

Respectfully submitted,

Lois Raymond

Administrative Assistant
For the Board of Assessors

Signed this 22nd day of September, 2010
