

Town of Ashby
Office of the Board of Assessors
Minutes for the Meeting on September 22, 2010

Place of Meeting: Town Hall

Time of Meeting: 6:00 P.M.

Members Present:	<input type="checkbox"/> Oliver Mutch	Chairman
	<input checked="" type="checkbox"/> Doug Cudmore	Member
	<input checked="" type="checkbox"/> John Vogt	Member
	<input checked="" type="checkbox"/> Harald Scheid	Regional Assessor
	<input checked="" type="checkbox"/> Lois Raymond	Administrative Assistant

1. Read and approved minutes of the August 11th, 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 – **August_01** – *Approved and Signed*
 - b. Motor Vehicle Warrant – **2010-05 & 2009-11** – *Approved and Signed*
 - c. Payables – **MAAO – WB Mason – Lois Raymond – Town of Lunenburg**
– Approved and Signed
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**
 - c. Real Estate Warrants – **Supplemental** – *Approved and Signed*
Roll Back – *Approved and Signed*
5. New Chapter Applications
2 liens to be signed and notarized
One new Chapter Lien
the other is a Lien Release
Liens signed and notarized
6. Review and Approve 2011 ABC Application
Charitable Properties
All properties approved
7. City of Fitchburg Land
Acreage discrepancies
Need to work with Harald to calculate the new pilot payment amount for Fitchburg
Harald explained that the land that Fitchburg owns in Ashby is charged back to them based on the year they acquired the land. So for this year we take last years 'Fee in lieu of tax' times 2.5% and add in any new properties at the rate they are being taxed for FY 2010.
8. Hardship Application
Tabled - Harald will follow up
9. Cartographics Contract
Sent reminder to Harald, he will follow up.

10. Regional Assessor Contract

Contract signed by Oliver and sent to Lunenburg

We have submitted the bill for payment to the Town of Lunenburg and are waiting to receive the finalized signed contract for our files.

11. Assessor Updates

Regional Assessor Harald Scheid presented the assessors with a summary of assessment-to-sale ratio statistics for proposed fiscal year 2011 assessments. He reported that valuations will be reduced by an average 9 percent, this the result of declining property values between 2008 and 2009. The Board also reviewed the proposed land schedule.

Board member, John Vogt moved that the proposed valuations be approved.

Doug Cudmore seconded the motion.

12. General Discussion

a. Doug has completed Classification Training

b. Personal Property

Would the board want to introduce an article to adopt a low value exception for personal property? Or a minimum tax?

We will not send tax bills for Personal Property valued less than \$1000 this year.

Lois will try to provide an impact analysis of accounts, by value, for another meeting.

This input would provide us information in case we want to propose an article for the voters to consider at next spring's Town Meeting.

c. LaserJet 4 Printer – Appleseed Business Machines

Estimate \$250 to fix – Could buy a refurbished for same price.

Need to continue to investigate what a new 'duplex' printer may cost for the budget in FY2012. CAMA may require duplex capabilities with its next release.

13. Adjournment

Meeting was adjourned at 7:10 PM

Respectfully submitted,

Lois Raymond

Administrative Assistant

For the Board of Assessors

Signed this 13th day of October, 2010
