

Charlemont Board of Assessors Meeting Minutes

Date: December 28, 2005

Present: Carol A. Rice, Michael E. Kane and Andrea Santos

The meeting was convened at 6:30 p.m.

The Board reviewed and approved the minutes of the December 14, 2005 meeting. The minutes of the November 9, 2005 meeting have been e-mailed to the website.

The Assessors signed the Fiscal Year 2006 commitment and warrants in the following amounts: Real Estate: \$1,794,744.05; Personal Property: \$74,045.86; Farm Animal and Machinery Excise: \$1,418.05; Sewer District Overdue Amounts and Interest: \$14,920.22; Housing Authority in lieu of taxes: \$869.84. The issue date of the FY 2006 bills is December 29, 2005 and the due date is February 1, 2006.

Twenty-eight special warrants for pre-payment of FY 2006 real estate and personal property taxes to the Tax Collector were signed by the Board. Since the bills will be issued tomorrow, the Tax Collector will apply any further payments to the bills.

The Appellate Tax Board decision in the vacant land case was received. The ATB found for the appellant and required an abatement in the amount of \$481.66. The Board initialed the abatement application and signed the abatement certificate. There was discussion regarding the criteria for the decision and what guidelines govern the decision. Mrs. Purinton will do research in that regard. The valuation of the property may have to be adjusted by our consultant since the software will not accept a specific low valuation figure – all valuations must be reached using the neighborhood values within the system. He will also be asked to check residual land values in that area.

The Board voted and signed the monthly list of 2005 taxes abated in December, 2005 in the total amount of \$1,304.92.

Four administrative abatement applications for amounts that should have been assessed as supplemental assessments were reviewed and signed. Each property owner will receive the computation sheet so that he/she will understand how the abated amount was reached. The abatement certificates were also signed. A Legate Hill Road property with new construction assessed that should not have been included until FY 2007 was also administratively abated; the abatement certificate was also signed.

The Assessors discussed a first-time veteran's exemption application. The application, VA letter of disability and discharge paper were in order. There was a question on the employment questionnaire submitted; Mrs. Purinton will send a letter requesting more information on one item. The Board wants to be sure that the proper exemption is awarded. The Assessors signed the exemption certificates for the applications that were approved at the previous meeting.

As of the December 14 personal exemptions approved and the administrative abatements prepared, \$15,629.00 has been used out of our FY 2006 overlay account. That leaves a balance of \$7,481.15 available.

Another original amended Chapter 61 certificate has been received from the property owner that misplaced the first document. Mrs. Rice approved the certificate – only the ownership was changed to a Trust. A letter will be prepared requesting the recording fee for the certificate and a new land lien, which will be prepared. The Registry of Deeds has sent a notice regarding the recording fees for multifunction documents. If more than one deed reference is covered by a document, an addition fee of \$75.00 per reference will be required. This also includes release of Chapter land liens, many of which have several liens placed on over the years due to changes in ownership or acreage. A copy of the new regulation will be placed in the land lien folder so the proper amounts can be requested from the property owners.

The Building Permit Summary and the Certificate of Occupancy Report for October were reviewed as was the Building Permit Summary for November. They will be filed for future reference.

A sales questionnaire was returned completed except for the signature and date. The Board felt that it was not necessary to return it to the new owner since it was obvious who had completed it.

After comparing the forms of list that are on hand to the new form updated by the Department of Revenue, Mrs. Purinton will prepare a notice on colored paper giving the changes, which will not impact many of our respondents. We will have to purchase new forms for FY 2008 data but will not lose the cost of those already purchased which can be used for FY 2007 data.

A status conference between the ATB and New Cingular Wireless PCS,LLC has been requested by the attorneys of the wireless companies. The letter will be filed with the other paperwork.

The October COMPreport has been received. The office received two surveys about how we wish to receive the COMPreport. Since it will be less work and expense for The Warren Group to e-mail it to us, we will try that approach. Mr. Kane received a request for our FY 2006 data from The Warren Group in his personal mailbox; Mrs. Purinton will contact them and ask that they send all correspondence to the office. An extension of the time to comply with their request will also be sought.

A listing of the recreational vehicles, the owners' names and addresses will be prepared to accompany a letter to the campground owners requesting assistance in the annual updating of data.

The MMA Annual Meeting & Trade Show will be held on January 13 and 14 in Boston. No one from our office wishes to attend. Registration is to be done online.

Miscellaneous ads will be recycled.

The next meeting will be held on January 11, 2006.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Gloria Jean Purinton

Secretary