

Charlemont Board of Assessors Meeting Minutes

Date: February 9, 2005

Present: Nancy J. Finn, Carol A. Rice and Michael E. Kane

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

The Board reviewed and approved the minutes of the January 26, 2005 meeting. The December 8, 2004 minutes have been e-mailed to the website.

Mrs. Finn approved charges for the Town Hall Account and signed a reimbursement request for Mrs. Purinton. The Board of Selectmen said to get what we need to protect the town records in the cabinets. The padlocks and hasps were purchased at Avery's and the ribbon for tying the damaged books was paid out of pocket.

The draft of the Community Development Strategy was downloaded from an e-mail from the Selectmen's Office. It will be filed with the other documents.

Excise commitment #1 for 2005 and #7 for 2004 have been received. Mrs. Purinton has begun work on them. The issue date is February 28, which does not give much time since Mrs. Hathaway needs more time for commitment #1 since it is so large. Mrs. Purinton asked what should be done with the excise bills that should have gone to Boston because they have Charlestown garaging but were coded by RMV as Charlemont. The Board said to send them to the Boston Assessors; they may have more success in getting them corrected (Mrs. Purinton tried but was unable to get RMV to understand the problem). Mrs. Finn and Mrs. Rice signed the recap commitments for 2000 and 2001. The Board voted and signed the monthly list of 2003 motor vehicle excise abated administratively in January, 2005 in the amount of \$267.50. Three motor vehicle excise abatements for someone who had been out of Massachusetts for a number of years were reviewed. Due to a divorce settlement one vehicle went with the spouse, who did not re-register it, and the other was repossessed. The Board took action on two of the applications granting a partial abatement and a full for the next year on the vehicle that was repossessed. The Board asked that the D.O.R. be called to see if we can assess the spouse for the year that he had the vehicle still registered in the wife's name (1996).

Mr. Kane signed letters to the owners of the campgrounds which will include a copy of the form letter being sent to owners of the recreational vehicles. Mr. Kane also signed the form letters that will accompany the forms of list; we are still waiting to see if the special form of list for recreational vehicles will be approved in time to be used this year. (True list forms for second homes: 61 forms sent; Business forms of list: 45 forms sent; Recreational vehicles in campgrounds: 93 forms sent; Farm animal and machinery excise: 11 forms sent)

The issue of recreational vehicles located on properties other than the campgrounds was raised. There are two properties that will receive letters signed by Mr. Kane requesting ownership of those units.

There has been no response to date from the couple that purchased Chapter 61 land without the Town being notified by the previous owner as required by law and without filing an affidavit of intent. Mrs. Hathaway gave the office information regarding the party that requested the MCL and also noted that she does not have Chapter information as part of her data. The only liens she has in her system are those for non-payment of taxes. She also said that if the Board wishes to give her a list of the Chapter properties, she will check it when doing an MLC. The Board said to forward the Chapter lands listings

to Mrs. Hathaway. Technically, the lien for Chapter lands should be found during the title search by the purchaser's attorney prior to the sale.

The Board voted and signed the monthly list of FY 2005 personal exemption granted in January, 2005 in the amount of \$175.00.

The FY 2006 local aid estimates were downloaded. Mrs. Finn noted the large decreases for both schools are in the school construction line. The Town's main increase is in the lottery line.

The final 2004 Equalized Valuation for Charlemont is \$95,080,700.

Research done from the previous meeting included the due date of April 15 for warrant articles for the annual town meeting. The Assessors need to have an article for voting the intermunicipal agreement for the Community Software Consortium since the original agreement expires soon. The wording of the article will be received from CSC. Also possible is an article for eliminating low-value personal property assessments.

Included in the correspondence from the Community Software Consortium was a notice that the charge for FY 2007 will increase by \$100.

Three IGRs were downloaded from the Department of Revenue: Fiscal Year 2006 Tax Bills – Semi-annual Payment System (note that overdue amounts need to be listed on the bills beginning in FY 2006); Property Tax Bills; and 2004 Legislation.

The Board reviewed the abatement applications. Several of the applications needed an inspection so Mr. Bishop will be in Town on Friday, February 11, to do them. The owners will be contacted to let them know that he will be coming to do the inspection for their abatement application. One personal property abatement application was reviewed and discussed. The owner of the property noted on the application that a form of list was not filed for FY 2005. Chapter 59, Section 61 states that an application must be denied if no form of list is filed. The Assessors voted the denial and signed the formal notice. A letter of explanation to accompany the denial notice will be prepared for the next meeting. Two applications for abatement of vacant land assessments were reviewed. In each case, the parcel was not a buildable lot; therefore, the undeveloped homesite was removed. One will be valued as residual land and the second parcel is undersized and will be valued as secondary land. The final computations need to be done and abatement certificates and letter of explanation done for the next meeting. Mrs. Purinton was asked to do more research on another vacant parcel.

The Zoning Board of Appeals has asked to use the Assessors Office on Tuesday, February 15, for its meeting. A key will not be needed. The Assessors gave their approval.

Mrs. Purinton had a real estate sales notice from the newspaper of a property in town that she did not recognize. Mrs. Rice and Mr. Kane knew the property.

Miscellaneous ads and offers were received and will be recycled.

The next meeting will be on February 23, 2005.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Gloria Jean Purinton, Secretary

Secretary

gjp