

**Town of Concord
Board of Assessors Meeting Minutes
September 19, 2019**

Present: Tom Matthews, Chair, Christian Fisher and William Herring
Staff: Lane Partridge, Town Assessor
Others: Terri Ackerman, Select Board Liaison

The meeting was called to order at 7:08 P.M.

MINUTES

August 15, 2019 – Regular Session

On a **MOTION** made by Mr. Herring seconded by Mr. Fisher it was **VOTED** to **APPROVE** the minutes of the regular session meeting of August 15, 2019.

MOTOR VEHICLE END OF MONTH REPORTS

Mr. Partridge presented End of Month Reports for Motor Vehicle Excise Tax Abatements for **August 2019** with the following amounts:

2019 - \$6,753.08

2018 - \$1,506.51

2017 - \$ 246.88

On a **MOTION** made by Mr. Fisher seconded by Mr. Herring, it was **UNANIMOUSLY VOTED** to **APPROVE** the motor vehicle excise tax abatements for **2017, 2018 and 2019** as designated in the End of the Month Reports for **August 2019** and as listed above.

FORESTRY LAND CLASSIFICATION RENEWAL

The Board approved the 10 year renewal of the Chapter 61 Forestry Land designation for the following properties:

39 Bypass Rd.
61B Cambridge Turnpike
101 Fairhaven Hill Rd.

On a **MOTION** made by Mr. Fisher seconded by Mr. Herring, it was voted to **APPROVE** the 10 year renewal of the Forestry Land designation for the properties listed above.

Mr. Matthews signed the forms.

TOWN ASSESSOR

Mr. Partridge informed the Board that he has submitted the form outlining the amount of money raised through the Community Preservation Act Surcharge and the amount of money given in CPA exemptions and abatements for FY2019. The Board signed the form.

Mr. Partridge talked about the FY2020 Property Values. With the Vision version 8 being installed a few months ago we are experiencing some delay in finalizing the new values. The Preliminary findings are as follows:

187 single family residential qualified sales in 2018.
.936 is the Median Assessment to Sale Ratio
9.23 is the Coefficient of Dispersion which is under 10 and acceptable.

Preliminary findings are that assessment levels are 93% of market value. We need to be between 90% - 110% percent of market value. With a preliminary neighborhood comparison we have noted that some neighborhoods COD's are high and the neighborhood factor will need to be adjusted. In an effort to adjust the values accordingly we will be comparing lot sizes, building sizes, Actual Year Built and Styles of Homes to name a few. We will start with those factors and see where the values lie after our adjustments have been made. Mr. Partridge will have the results of our work on the new values at the next meeting for the Board to review.

We will also be studying the Model to the Sale and adjusting Base Rates and Neighborhoods to what the market is exhibiting in 2018. In 2018 there were 187 Qualified Sales and approximately 60 Unqualified Sales. Mr. Partridge explained the depreciation schedule for homes as in the first 5 years after a home is built no depreciation is applied to the property value. After that the home is depreciated according to the market. Depreciation ends when the home is at 50% of its value when new. With the housing market the condition of the home is weighted more than the age of the home.

Mr. Partridge explained that the COD is the statistical measure of how distant your data is from the Standard Measure of Central Tendency (Median). We will be reprinting the Neighborhood Map after the assessments are finalized. We will be applying an adjustment factor to properties in the Cambridge Turnpike area.

Mr. Partridge informed the Board due to family and work obligations Ms. Okie has resigned from the Board effective immediately. David Karr is willing to come back to the Board if we need him to complete our 3 certified members which is needed to sign the documents when the tax rate is set. Tory Lambert has also expressed an interest in coming back to the Board as a full time member. Mr. Partridge will speak with both of them and report at the next meeting.

The Tax Classification Hearing will most likely be held on November 18th. Ms. Ackerman indicated that she believed Ms. LaFleur, Finance Director, had picked a date but she was not positive. Mr. Partridge will check on that and inform the Board when he has a definite date.

The Board talked about a Senior Means Tested Exemption Application that was filed late. The original application was mailed to 24 Court Lane and the post office does not deliver mail to that address. The applicant's nephew wrote a letter to the Board stating that he acknowledges that he sent the application to the incorrect address even though the correct address is on the application and our website. Because the applicant made an effort to get the application to the Board on time

they decided to accept the late filing this Fiscal Year with a note to him that it needs to be filed timely next year.

On a **MOTION** made by Mr. Herring seconded by Mr. Fisher, it was voted to **APPROVE** the late filing of the Senior Means Tested Exemption.

NEXT MEETING

The next meeting was scheduled for Thursday, October 10, 2019 at 7:00 P.M. in the Conference Room at 24 Court Lane.

EXECUTIVE SESSION

At 7:45 P.M., on a **MOTION** made by Mr. Herring and seconded by Mr. Fisher, it was **UNANIMOUSLY VOTED by Roll Call Vote:**

Mr. Matthews – Aye

Mr. Herring – Aye

Mr. Fisher – Aye

to enter into executive session in compliance with Open Meeting Laws purpose #7 (“To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements”) and for the purpose of considering CPA Exemption Applications, Statutory Exemption Applications and Appellate Tax Board Cases and to adjourn thereafter.

ADJOURNMENT

The open meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant