

**Town of Concord
Board of Assessors Meeting Minutes
October 10, 2019**

Present: Tom Matthews, Chair, Christian Fisher, Susan Livingston and William Herring
Staff: Lane Partridge, Town Assessor
Others: Holly Salemy

The meeting was called to order at 7:04 P.M.

MINUTES

September 19, 2019 – Regular Session & Executive Session

On a **MOTION** made by Mr. Herring seconded by Mr. Fisher it was **VOTED** to **APPROVE** the minutes of the regular session and executive session meetings of September 19, 2019.

MOTOR VEHICLE END OF MONTH REPORTS

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

2019 - \$3,677.98

2018 - \$ 47.40

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

CHAPTER LAND APPLICATIONS

Mr. Partridge informed the Board that all the Chapter 61, 61A and 61B applications for Fiscal Year 2021 that have been recommended by staff have been reviewed for content and the staff is recommending granting the applications as listed on the attached sheet:

On a **MOTION** made by Ms. Livingston, seconded by Mr. Herring, it was **VOTED** to **APPROVE 18** Chapter 61 – Forestry Land Applications, **33** Chapter 61A – Agricultural Land Applications and **33** Chapter 61B – Recreational Land Applications as recommended by staff with a vote of 3 to 1. Mr. Matthews abstained from voting.

TOWN ASSESSOR

Mr. Partridge discussed the proposed new property values for Fiscal Year 2020. A Board Member asked if there was a discount to the land value given for properties bordering on Route 2 and Mr. Partridge responded yes.

He stated that there were 7 sales of properties in 2018 with a waterfront view. They range in size from small homes bordering White’s Pond to larger homes on Elm St. The Median Ratio of Assessment to Sales is 96%. The C.O.D. is 8.8 and 4. In 2018 there were 184 qualified sales to use in our analysis for Fiscal Year 2020.

When breaking down the sales by style and age of house, the ASR is typically 95% – 96%. All the C.O.D’s are under 10. The Sales Price Quartile and the Building Size, broken down by value, is coming in around a 95% ASR. Two-Family Homes are at a 95% ASR. Condominiums are coming in with a 94% ASR and a C.O.D. of 4.

With regards to particular classes of property, the Property Values have increased by the following percentages:

1010 – Single Family Residences –	Increased by 3%
1020 – Condominiums –	Increased by 1%
1030, 1090 – Miscellaneous –	Increased by 2%
1040 – Two-Family –	Increased by 1%
1050 – Three-Family –	No Change
1110 – 1250 – Apartments –	Increased by 7%
3000 – Commercial –	Increased by 5%
4000 – Industrial –	Increased by 4%
0120 – 0430 – Mixed Use –	Increased by 3%
9000 – Exempt –	Increased by 2%

The overall change for all classes of property averaged out to an increase of around 3%.

The property values for Fiscal Year 2020 are as of January 1, 2019 are based on the sales that occurred in Calendar Year 2018. On January 1, 2019 properties values rose 3% from January 1, 2018. There was a 3% change in the base land value and factors were applied to each Neighborhood resulting in some Neighborhood values decreasing. The Base rates per square foot for styles of homes were also updated to the following:

Ranch -	\$125
Old Style -	\$206
Colonial -	\$154
Cape Cod -	\$154
Bungalow -	\$125
Custom Colonial -	\$155
Contemporary/Modern -	\$146
Raised Ranch/Split Level -	\$135
Century -	\$184
Custon -	\$195

Mr. Partridge stated that statistically we are ready to submit our reports to the Department of Revenue. The commercial sector saw the largest increase in values with 4 retail sales in total including three in West Concord and one being 49 Main St., Concord, which was sold two years ago for \$4.7M. The rents for apartments continues to rise as there are not enough apartments available for the clientele. The apartments located on Beharrell St. and at The Mews are completely full.

Mr. Partridge will submit the LA4 and LA3 to the Department of Revenue and will sign the forms for the Board electronically.

68 GREAT MEADOWS RD

The Board discussed the property at 68 Great Meadows Rd. in regards to the value to be placed on it for Fiscal Year 2020. The Appellate Tax Board decision for Fiscal Year 2016 placed the value at \$3,700,000. The value for Fiscal Year 2019 was placed at \$3,900,000. While the Board is acknowledging that the high end properties have not seen an increase in sales in the past few years, they did acknowledge that the entire town's property values have increased by 3%.

Ms. Salemy stated that they had the property appraised in 2018 and the value was determined to be \$3,850,000. Mr. Partridge stated that the appraisal that was done was for the ATB Case for Fiscal Year 2016. It may have been performed in 2018 but the determination of value was for Fiscal Year 2016.

The assessing model has determined the value to be \$4,748,800 for Fiscal Year 2020. Ms. Livingston's initial feeling is to leave the value at \$3,900,000 for Fiscal Year 2020. The Board discussed whether to start at \$3,900,000 and increase the value by 3% to mirror the total town increase in value of 3%. The location as well as other factors regarding the house all contribute to the overall value of the property. Ms. Salemy stated that they had to spend a large amount of money on the house after they purchased it. The Board agreed to leave the value at \$3,900,000 for Fiscal Year 2020 and to revisit this issue for Fiscal Year 2021.

On a **MOTION** made by Ms. Livingston seconded by Mr. Herring it was **VOTED** to set the value for 68 Great Meadows Rd. at **\$3,900,000** for Fiscal Year 2020.

349 HARRINGTON AVE

The Board discussed the property at 349 Harrington Ave. in regards to the value to be placed on it for Fiscal Year 2020. Currently, by our model, the value for Fiscal Year 2020 would be placed at \$744,500. The Appellate Tax Board placed the value at \$710,000 for Fiscal Year 2019. If we started with \$710,000 and increased the value by 3%, the average increase for properties in town, the value would increase to \$731,300.

The Board discussed letting the model value the property and keeping the value at \$744,500 as the model is the most accurate representation of the value of the property. They could also set the value at \$731,300 which is a little less than the model but still within the range. We have requested a "Findings and Facts Report" from the Appellate Tax Board for the Fiscal Year 2019 case but have not received it. If the homeowner files

with the Appellate Tax Board within the next 3 years the burden of proof falls on the Town.

On a **MOTION** made by Ms. Livingston seconded by Mr. Herring it was **VOTED** to set the value for 349 Harrington Ave. at **\$731,300** for Fiscal Year 2020.

BOARD MEMBER

Mr. Partridge stated that Barron “Tory” Lambert has been presented to the Select Board for appointment at their meeting on October 7, 2019. He is scheduled to be confirmed at their meeting to be held on October 21, 2019.

NEXT MEETING

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

EXECUTIVE SESSION

At 7:51 P.M., on a **MOTION** made by Mr. Fisher and seconded by Ms. Livingston, it was **UNANIMOUSLY VOTED by Roll Call Vote:**

Ms. Livingston – Aye
Mr. Fisher – Aye
Mr. Herring – Aye
Mr. Matthews - 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 7:51 P.M.

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant