

**TOWN OF LUNENBURG
BOARD OF ASSESSORS
P.O. BOX 135
LUNENBURG, MA. 01462**

Minutes from the Board of Assessors meeting held: July 2, 2013

The meeting opened at 6:00 pm. Present: Chairman, Louis J. Franco, Board Member, Christopher Comeau Regional Assessor, Harald Scheid, and Louise Paquette, Administrative Assistant. (Member, Matthew J. Papini, Sr not present). Also present: Judith and John Aro of 400 Howard St.

Board reviewed and approved current expense vouchers, abatements, warrants, FY 13 Omitted & Revised Assessment Report, payroll and minutes.

Property owners Judith & John Aro of 400 Howard Street attended the meeting to discuss their plans of selling their property which has been classified under Chapter 61A since 1983. (The Board of Selectmen had opted out of purchasing the land). The property no longer qualifies as Chapter 61A and the Aro's had requested a tax roll-back figure a couple of weeks ago. Harald stated that on June 11, 2013 the Roll-back Tax calculation was prepared for the years 2009, 2010, 2011, 2012, and 2013 and the figure quoted (\$74,993.09) is good through July 11th. They stated that they intend to pay within the next week and the closing date is slated for August 1st. The Commitment / Warrant will be prepared. Louise advised the Aros' that the Collector will require a certified bank check. Once the rollback tax is paid, a Chapter release will be prepared for filing. Harald informed the Aro's that the preliminary bill for FY14 still reflects the Chapter allowance and the full amount of tax will show on the 3rd & 4th quarter.

The bids for the Request for Proposals were given to the office from the Town Manager. Louise stated that only one bid (RRG) was received (closing date 7/2/2013). The BOA reviewed the bid of \$60,500. In reviewing the contract, Harald realized that the Measure & List project was inadvertently omitted from the original bid however after discussion with the Board, the Board determined and voted to allow the figure of \$18, 900 to be added tonight to the bid. (Both quotes are within the accepted Assessors Budget for FY14). Louis motioned to accept the bid proposal / contract and Chris seconded. The Board signed the contract. The contract will be given to the Town Manager for review and approval.

Louise reported that the FY14 preliminary bills were mailed on June 28th. The final bill count was 4874 totaling \$9,871,078.34.

Harald reported there was a recent sale 6/7/2013 of Chapter 61B recreation property which has been classified since 1984. The previous record owner Abby Guinard failed to notify the Selectmen / Assessors of her intent to sell. Harald stated that he sent a letter on June 18, 2013 to the new owner Michael Conway informing him of what is required to preserve the preferential tax classification and discounted land assessment. He also advised him that failure to keep the property in Chapter would put both the seller and buyer in violation of Mass General Laws Chapter 59, Section 61B, and might necessitate action by the Board of Selectmen. Also enclosed with the letter was a Chapter application and Acknowledgement of the Rights and Obligations under Chapter 61B. Harald stated that a release filing will need to be prepared for Abby Guinards' Chapter Lien and a new lien will need to be recorded in Michael Conways' name. The Board suggested that a second letter be sent within the next two weeks to Mr. Conway.

Louise reported that we are still not in receipt of the Chapter Lien application and Acknowledgement of Rights and Obligations for 994 Northfield Rd (Settlers Crossing Golf Course). Letter was given to owner on March 26, 2013. Property was purchased on 11/20/2012. Louise reported that the FY14 application was received and signed by the former owner, J & B Realty Trust on 9/26/2012, formerly known as Maplewood Golf Course. Chris stated that he will follow up on this.

Harald prepared and shared with the Board a FY14 Interim Revaluation statistical ratio report of single family homes. He reported that we had 62 valid sales in 2012 with median sales at .98 %. He stated that 8 sales of waterfront homes (site desirability) are valued somewhat low (.95%) He recommended that otherwise, "we" hold tight with present values; suggested that 2013 values to be extended into the 2014 values. A Master Evaluation spreadsheet will be available for January 1, 2014. Harald also reported that real estate periodicals will begin this month.

Board voted to meet on Tuesday, August 6th at 6 pm. Meeting adjourned at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Louise Paquette".

Louise Paquette
Administrative Assistant
Office of the Board of Assessors