

Board of Assessors Minutes

3/7/2022 at 6:00 PM

1. Meeting brought to order at 6:07 PM. In attendance were Amy Evanowski, Jack Valleli, Rebecca Dono Healy, Van Baker, and Tom Martiska.
2. The Board read the prior meeting's minutes. Van moved to accept the minutes as read and Tom seconded the motion. The vote was 3-0.
3. The Board has received a request for an extension of the filing deadline for 3ABCs and related documents from RCAP Solutions, on behalf of Boylston Housing, Inc. Van moved to extend the deadline an additional 59 days to Thursday, May 5. Rebecca seconded, and the vote was 3-0 in favor.
4. The Board was pleased to hear that we are receiving so many Forms of List.
5. Along with the Vision backlog progress, Amy showed the Board the updated new growth estimates we were able to generate.
6. Regarding the use of the Board stamp, in general they want to be informed when their name is put to something. Beyond that, accounting for the use of the stamp is mainly to ensure that business is taken care of efficiently and correctly.
7. Amy reached out to town counsel over the last few weeks regarding Habitat for Humanity. Counsel's position is that the issue has passed far past our purview as Assessors regarding abatements. The bills cannot be abated at this point. Therefore, it is the responsibility of another party to speak to the selectmen, sponsor a warrant article, and present it to the Town at Town Meeting. Considering that DOR already told us "no" directly. It's probably best if the Assessor's Office doesn't try to take the lead on this. The Board concurred, taking no action at this time.

8. The Board was pleased to hear that the first 2022 excise commitment has gone relatively smoothly.

9. After some discussion, Van moved to accept CAI's quote for a one-year GIS contract and mapping updates as described below:

- One complete final set of PDF tax maps
 - Updated GIS parcel data
 - Updated massGIS level 3 parcel data
 - List of new or revised Mass GIS Loc IDs
 - One complete set of full-size hard copy print maps
- Totaling: \$7400.00

AxisGIS CAI webservice

- Update annually (within the cost of service)
 - CAMA extracts for card updates
 - Extra data refreshes (more than the annual) - \$250.00 per event
 - Street view and over 20 different types of tools to access
 - Setup and implementation of Axis GIS - \$3000.00
 - Annual Hosting and Support - \$3000.00
- Totaling: \$6000.00

Total Costs: based on 68 maps to change, GIS data update and webhosting

Update to get all data current - \$7400.00

AxisGIS setup and host - \$6000.00

CAI Grand Total= = = \$13,400.00

Tom seconded. The vote was 3-0 in favor.

10. Amy presented all three Personal Property abatements. Van moved to accept all three as presented. Tom seconded, the vote was 3-0 in favor.

- a. Amy presented an abatement on Birdland Drive. The home was overassessed, leaving an abatement of \$521.13. Tom moved to accept, Van seconded, the vote was 3-0 in favor.
- b. Amy presented an abatement application as well as survey data for a parcel on Reservoir St. The land was incorrectly assessed as buildable. Amy corrected the land, leading to a calculated abatement of \$191.67. Rebecca moved to accept, Tom seconded, the vote was 3-0 in favor.
- c. Amy presented an abatement on Perry Road. Amy inspected and corrected the PRC leading to an abatement of \$254.63. Tom moved to accept, Rebecca seconded, the vote was 3-0 in favor.

- d. The Board denied an application due to the fact that it was not applicable. Rebecca moved to deny, Van seconded, the vote was 3-0. The Board asked Jack to send exemption paperwork to the applicant.
- e. Amy presented an abatement on Birchwood Cir. The owner claims to be overassessed but Amy found no discrepancy. Van moved to deny, Tom seconded, the vote was 3-0 in favor.
- f. Amy presented an abatement on Linden St. The owner claims to be overassessed, but again, Amy found no value discrepancy. Tom moved to deny, Rebecca seconded, the vote was 3-0 in favor.
- g. Amy presented an abatement application on Temple St. The owner claims to be overassessed, but again, there was no value discrepancy. Van moved to deny, Tom seconded, the vote was 3-0.

Amy presented one Clause 22 exemption, which was examined by the Board. Rebecca moved to accept, Van seconded, the vote was 3-0 in favor.

- 11. The Board is aware that we are shopping for surveying and inspection equipment.
- 12. The Board is happy to hear that we will be up to date on all construction from the last few years.
- 13. Amy will speak to RRG about revaluing the FedEx property in light of the fact that our current valuation is very low. Based on the rent FedEx is demanding, RRG says that the property could be fairly valued as high as \$72 million. The Board is anxious to hear another expert opinion.
- 14. Rebecca moved to adjourn, Van seconded, the vote was 3-0. The Board of Assessors was adjourned at 7:47 PM.