



Town of Grafton
Office of the Board of Assessors
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**MINUTES
BOARD OF ASSESSORS
September 7, 2016**

A meeting of the Grafton Board of Assessors was held in the Grafton Municipal Center on Wednesday, September 7, 2016. Chairman Drew Manlove, Clerk Marsha Platt and Member Ken Grew were present at the meeting.

1. CALL TO ORDER

Chairman, Drew Manlove called the meeting to order at 9:10 AM.

2. ACTION ITEMS

A. Approval of Minutes: A motion to approve the minutes from August 16, 2016 was made by Ken Grew and seconded by Drew Manlove. Motion passed.

B. Bills – August & September: The following FY 2017 bills were approved:

Drew Manlove	\$ 105.26
Office Depot	\$ 169.28
W.B. Mason	\$ 177.52
W.C.A.A.	\$ 74.00
M.A.A.O.	\$ 193.63
Drew Manlove	\$ 148.84
	\$ 913.53

C. 85 Green Street Limited Partnership Appellate Tax Board Settlement: Drew informed the Board that he has settled the FY 2014 Appellate Tax Board (ATB) case for 85 Green Street Limited Partnership. Drew spoke with Attorney Rasnick and proposed a 50% factor on the prime land bringing the value from 562,800 to 311,300. Attorney Rasnick spoke with his client and declined the offer. Attorney Rasnick called a few days prior to the scheduled ATB hearing and took Drew's original offer to abate the value to 311,300. Attorney Rasnick will withdraw from the ATB once the Board votes to abate. A motion to grant the FY 2014 abatement 85 Green Street Limited Partnership, 8 Millennium Drive, in the amount of \$3,837.89 and associated CPA in the amount of \$57.57 was made by Drew Manlove and seconded by Ken Grew. The motion passed.

3. DISCUSSION ITEMS

A. CSC Conversion: Drew informed the Board that he received an email from the Community Software Consortium (CSC) letting municipalities know that the State is moving forward to replace the State CAMA system and has \$500,000 for this purpose. The \$500,000 must be used in FY 2017 to convert all CAMA users to another system. Drew spoke with Rebecca at CSC to get some insight on what will happen. Drew was told that bids are due on September 16, 2016, there will be vendor demonstrations near the end of the month and there will be a decision made and will be voted on by the CSC Board on October 11, 2016. Drew will try to attend the meeting and possibly the vendor demonstrations. Drew said that both Vision and Patriot are good CAMA systems but Vision has features that Patriot does not. Drew stated that the state will be ready to move on conversions as the monies are to be expended in FY 2017. Drew will let the state know that we are prepared to make the conversion as soon as possible. Drew is hopeful that we can transition this winter. Drew informed the Board that we do have \$10,000 in the FY 2017 budget and a warrant article for October Town Meeting asking for additional funds to convert from the state CAMA to another CAMA Program. The Board suggested that the warrant article be left on and can be removed if necessary.

B. Appellate Tax Board Update: Drew informed the Board he attended the August 31, 2016 Appellate Tax Board hearing in Boston. There was one FY 2016 case heard, Christopher & Melissa Alex, 12 Pleasant Street. This property has a conservation restriction on it and the property owners contend that the value is affected greatly by the restriction. The restricted area is reflected as undevelopable land. The property was assessed at 413,000 for FY 2016 and was purchased for \$429,900 in June 2015. Drew is waiting for a decision from the ATB.

Drew informed the Board that Mr. & Mrs. Caddell did not show up for the ATB hearing. This FY 2012 case was previously settled and Mr. & Mrs. Caddell never withdrew from ATB. At the hearing Drew made a motion to dismiss the case based on lack of prosecution. The ATB dismissed the case.

Drew informed the Board that there are no updates on the Verizon ATB case. Drew will keep the Board updated.

C. Recertification Update: Drew is continuing to work with Jerry on values. There is a moderate increase in value on single family homes. The certification date for the Department of Revenue is September 26, 2016. Drew will try to be here for that but can be reached by phone or email if he is not.

Drew informed the Board that he has sent a letter to the Department of Revenue providing the Assessors' opinion for full and fair cash value of locally assessed public utility companies in the Town of Grafton.

D. Motor vehicle excise commitments 2016-04: The Board was notified that motor vehicle commitment 2016-04 in the amount of \$130,740.86 was turned over to the Treasurer/Collector on September 1, 2016. Bills were issued on September 2, 2016 and are due on October 3, 2016.

E. Boat Excise: The Board discussed the time that goes into preparing, mailing and going over Forms of List and the costs associated with mailing and collecting the tax for boat excise. The Board will continue this discussion at their next meeting.

F. Vision Software Presentation: The Assessor's Office staff and the Board attended a presentation of the Vision CAMA system.

4. CORRESPONDENCE

Drew notified the Board that he sent a letter to Joseph Silva and Ashley Bilodeau, owners of 30 Carroll Road. The purpose of the letter was to notify the owners that the property was incorrectly addressed as 42 Carroll Road and that they are required to change the house number to reflect the correct legal address of 30 Carroll Road.

5. ANY OTHER ITEM WHICH MAY LAWFULLY COME BEFORE THE BOARD

None.

6. MEETING DATES

None.

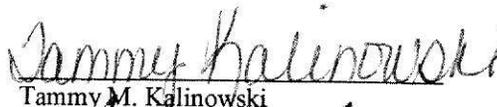
7. EXECUTIVE SESSION

None.

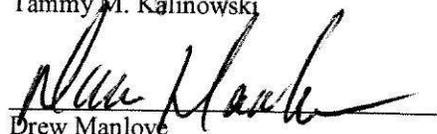
8. ADJOURNMENT

A motion to adjourn the meeting at 11:45 AM was made by Ken Grew and seconded by Drew Manlove. The motion passed.

Minutes typed and recorded by:


Tammy M. Kalinowski

Approved:


Drew Manlove

EXHIBITS:

- Draft minutes August 16, 2016, 2 pages.
- FY 2016 Schedule of Bills Payable, August 10, 2016 and August 18, 2016, August 30, 2016 and September 2, 2016.
- Real estate application, 1 application.
- Kelley & Ryan email dated August 30, 2016, 2 pages.
- Letter from Drew Manlove to Joseph Silva & Ashley Bilodeau, dated August 19, 2016, 1 page.