

Town of Ashby
Office of the Board of Assessors
Minutes for the Meeting on July 6, 2011

Place of Meeting: Town Hall

Time of Meeting: 7:30 P.M.

Members Present:	<input checked="" type="checkbox"/> Oliver Mutch	Chairman
	<input checked="" type="checkbox"/> Melissa Coyle	Member
	<input checked="" type="checkbox"/> Charles Perna	Member
	<input checked="" type="checkbox"/> Harald Scheid	Regional Assessor
	<input checked="" type="checkbox"/> Linda Couture	Associate Assessor
	<input checked="" type="checkbox"/> Lois Raymond	Administrative Assistant

1. Read and approve minutes of the June 1st, 2011 meeting
Minutes were read and approved
2. Review current budget balances
 - a. To –Date
All 2011 and 2012 budget lines seem appropriate for the anticipated expenses
3. Board review and Approval of **MVE** Warrants and Abatements
Documents to approve and sign:
 - a. MVE Abatement(s) – **June 01** - *Approved and Signed*
 - b. Motor Vehicle Warrant(s) – **MVE Commitment 2011 98** - *Approved and Signed*
4. Board review and Approval of **Real Estate** Warrants, Abatements, Exemptions, Etc...
Documents to approve and sign:
 - a. Real Estate Abatement(s) – **May 02** Administrative **Correction**
- *Approved and Signed*
- **June 01** - *Approved and Signed*
 - b. Real Estate Warrant(s) – **Fiscal Year 2012 Preliminary** - *Approved and Signed*
 - c. Real Estate Exemption(s) – **RE Exempt June 01** Senior Work Off
- *Approved and Signed*
 - d. State Real Estate Forms - **Omitted & revised Assessment Report for FY2011**
- *Signed and forwarded to the State*
5. Board review and Approval of **Personal Property** Abatements
Documents to approve and sign:
 - a. Personal Property Abatement(s) – **NONE**
6. Board review and Approval of **Payables**
Documents to approve and sign:
Payables – **Lois Raymond stamps signed in June** - *Approved and Signed*
– **WB Mason Supplies signed in June** - *Approved and Signed*
– **RRG FY12 Contract – Ashby Portion** - *Approved and Signed*
7. Regional Assessor Update
Tri-Annual Certification is in process
I have attempted to capture the highlights of that discussion here:
RRG is meeting with the State Rep (Joe Barbieri)
they will be submitting 40 – 50 Reports to the State:

- All Valid (Arms Length) Sales for the last several years
Because of the limited sales we have to use 2 years' worth of data
July 1, 2009 – June 30, 2011
There has been a marked decline in values
- Valuation Tables
- Statistical Tests that have been applied
- etc, etc, etc...
- A Utilities Letter that will be signed by the Board
Stating that they accept the \$4,370,000 that UNITIL reported on their Forms of List
- A Sales Report Cover Letter for the LA3 that will also be signed by the Board

RRG reviewed the 'Residential Sales Analysis Report' with the Board and pointed out that we only had 21 sales that fell within the 'valid' category.
There can be No foreclosures or post foreclosures, No family sales, No sales mandated by a divorce, No sales to abutters. Just valid advertised properties, sold with no relationship between the buyer(s) and seller(s).
This is a critical report and the State is looking for biases among low end vs high end sales and we have to keep the 'Median Ratio' of Values to Sale prices greater than 90%
In this market we are being very conservative.

Ashby only has 2 economic neighborhoods:
Waterfront and everything else

Land Values are down 1/3 from our last certification 3 years ago.

Ashby requires 80,000 sq feet or 1.84 acres as a house lot
then the rest of the parcel would be classified as Residual or Undevelopable.

All reports are to be considered confidential until we have been accredited.

8. General Discussion
 - a. Class 101 – ongoing
 - b. Clerk vacation schedule
Will be out of the Office July 15, 18-22 and 25-29
Barb is planning to cover all of this time
 - c. Misc Communications - None
 - d. Other
 - e. **Next Meeting – August 3rd, 2011 - 7:30 PM**

9. Adjournment *Adjourned at 8:30*

Respectfully submitted,

Lois Raymond

Administrative Assistant - For the Board of Assessors

Signed this 3rd day of August, 2011
