

MINUTES BOA MEETING

7 May, 1986

Attendance: Ray Bintliff, Ed O'Donoghue, Paul Wexelblat, Mark Mazur

- 1) Abatement for I4 9-3 contaminated land was granted.
- 2) Mike Babini offer on B5 19 - Denied.
- 3) Abatement for Sweeney G1 248 - Denied.
- 4) Roll-back tax for DiMare sale/61 A - Approved.
- 5) Ray Bintliff re-appointed - Sworn in on 5/6/86.
- 6) MV excise abatement request, Blau - Denied.
- 7) Guidelines for choosing a valuation system, property record cards, plans for May thru July, 1986 and plans for the relisting and revaluing were discussed in general terms.
- 8) Next regular meeting of BOA changed to second Wed. in June (6/11/86) - to be posted.
- 9) Optional meeting will be scheduled for 5/21/86.

MJM/dlp

5592A/0021A

BOARD OF ASSESSORS MEETING
MINUTES
21 MAY, 1986

- 1 Change conveyance tax estimate on DiMare property.
- 2 Letter concerning mailing of tax bills to banks approved.
- 3 Re-listing, re-valuing and property record cards discussed-
to be reviewed further at next meeting.
- 4 Reviewed advertisements and article relating to relisting
and revaluing -- M.A.A.O. ad approved.
- 5 June assessors conference - Mark may attend a portion of
the conference
- 6 September courses in Amherst - approved for Mark and Lela to
attend.
- 7 Baker ATB appeal - make appt. to see interior.
- 8 Aim for mid-June on New Growth.

MINUTES
BOARD OF ASSESSORS
11 JUNE 1986

Informational packet from DOR and one on transference taxes were handed out.

Chapter 41A liens signed.

Re-listing and revaluing plans reviewed and approved as a general guide.

Re-listing and revaluing plans approved for further discussion with Roy.

Revision of assessment - re-review Moritz and check the impact of the 1-1/2 year grace period.

Meeting set for 6/18/86 at 6:00P.M. with Roy Wetherby and Board to discuss revaluation and re-listing plans.

DiMare penalty tax estimates approved.

Develop schedule of work leading up to 8/26/86 classification hearing.

Guidelines for valuing pools and sheds approved.

Status of pending ATB cases reviewed.

Ed re-appointed Clerk for another year.

Check procedure for annual evaluations with Roy.

VALUING POOLS AND SHEDS

POOLS

Inground or partially inground pools are always to be valued as real estate. Above ground pools should be valued as real estate only if they are in place year-round and are not portable.

SHEDS

All sheds, whatever the size or condition, should be valued.

MINUTES
BOARD OF ASSESSORS MEETING
18 JUNE 1986

- 1 Revised assessments reviewed.
- 2 Status of DiMare discussed.
- 3 Status of new growth discussed.
- 4 Re-measuring and re-listing discussed with Roy Wetherby
 - a. LHS data
 - b. Computer file security
 - c. Estimated bills
 - d. Further contact with revaluation companies
- 5 Next meeting July 2.

5656A/0021A

MINUTES
BOARD OF ASSESSORS MEETING
2 JULY 1986

- 1 Paid Board their semi-annual salaries.
- 2 Revaluation plans discussed with Roy Weatherby--
 MassBow will be given 2 weeks to tell us the date they
 expect to finalize and the date must be within 60 days.
- 3 Letter to revaluation companies for bids reviewed.
- 4 Property record card data reviewed. Characters per
 card estimated to be 2000.
- 5 DiMare -- remaining lien will be filed and the
 releases set up.
- 6 New Growth should be dome by 7/11/86.
- 7 "New England Real Estate Journal" subscription will
 be renewed.

5749A/0021A

MINUTES
BOARD OF ASSESSORS MEETING
23 JULY 1986

Attendance: Roy Weatherby, Ray Bintliff, Paul Wexelblat, Mark Mazur.

- 1 Met with Jeff Killeen of MassBow:

They will probably sign a contract with MMC by 10/1/86.

Software for all real and personal property will probably cost \$10,000 plus a \$2,000 annual fee, including training.

We could then contract out the revaluation work and other (MMC) training separately.
- 2 Reviewed MMC data collection and property record cards.
- 3 Discussed the Moritz property and its Chapter 61 status.
- 4 Discussed recent staffing changes.
- 5 Reviewed tentative change of assessment list.

5750A/0021A

MINUTES
BOARD OF ASSESSORS MEETING
6 AUGUST 1986

Attendance: Ray Bintliff, Paul Wexelblat, Mark Mazur

- 1 Approved Minutes of prior meetings.
- 2 Approved Rollback Tax and Lien Release on Assabet Valley Estates.
- 3 Met with Mr. Moritz at 7:30 - discussed his applications for abatements.
- 4 Approved choice for part-time clerk - make her an offer by 8/8
- 5 MAAO conference approved.
- 6 Property record data reviewed.
Consider using MMC listing sheets.
Consider hiring data collector.
- 7 Discussed the 8/11 meeting with the Selectmen's Ad Hoc Committee on Land Use.
- 8 Discussed our schedule for finalizing FY 86 assessments
Make plans and discuss with Roy W.
- 9 A list should be made of long range plans and goals.

5751A

RECEIVED & FILED
DATE 8/21/86
Barbara Brown
TOWN CLERK, ACTON

MINUTES
BOARD OF ASSESSORS MEETING
20 AUGUST 1986

Attendance: Raymond Bintliff, Edward O'Donoghue, Jr., Paul Wexelblat,
Mark Mazur.

1. Planned for the Preliminary Classification Meeting on 8/26.
2. Discussed our schedule of work for setting the tax rate.
3. Moritz abatement requests decided - one denied, two granted.
4. Assabet Valley rollback tax paid, lien release approved.
5. Discussed the 8/11 meeting with the Ad Hoc Committee on Land Use.
6. Considered hiring a data collector - continue the discussions with him.
7. Reviewed some of our future plans.
8. Approved the minutes of the prior meeting.

5780A

RECEIVED & FILED
DATE Sept 18, 1986
C. O. Huber
TOWN CLERK, ACTON

MINUTES
BOARD OF ASSESSORS MEETING
3 SEPTEMBER 1986

Attendance: Paul Wexelblat, Ed O'Donoghue, Ray Bintliff, Mark Mazur

1. The 8/26/86 preliminary classification meeting was discussed.
2. The work schedule for setting the tax rate was reviewed.
3. Preparations were made for the 9/16/86 classification hearing.
4. The Veenstra property was discussed.
5. The board decided not to hire that data collector at this time, other options should be pursued.
6. The revaluation bid from M.M.C. was reviewed.
7. The attendance of the assistant assessor at the 9/23/86 County Assessors meeting and dinner was approved.
8. The minutes of the prior meeting were approved.
9. A five dollar minimum for animal excise tax was approved.

RECEIVED & FILED

DATE 10/2/86

Barbara Brown
TOWN CLERK, ACTON

RECEIVED & FILED

DATE Nov 3, 1986

C. Belbin
Asst TOWN CLERK, ACTON

MINUTES

BOARD OF ASSESSORS MEETING

1 October 1986

Attendance: Paul Wexelblat, Ed O'Donoghue, Ray Bintliff, Mark Mazur.

1. Minutes of prior meeting approved.
2. Status of Tax Bills reviewed - work of Assessors Office essentially completed and ready for Collector's Office by midday 9/30/86.
3. Digital ATB settlement offer was refused, a counter-offer of \$12,982,710 was approved for submission to Digital.
4. Discussed changes in plans of Massbow and their effect on our needs. The following responses were decided:
 - Prepare an RFP as soon as possible.
 - Investigate Patriot Properties and try to set up a demonstration.
 - Investigate options outside of Massbow.
5. Discussed photographing of properties in preparation for next revaluation.
6. Reviewed FY 88 Assessor's budget.
7. Approved Teele Chapter 61A rollback estimate, subject to DOR review.
8. Reviewed procedure for overvaluation applications.
9. Reviewed and signed FY 87 Exemption applications.

MINUTES
BOARD OF ASSESSORS MEETING
5 NOVEMBER 1986

Attendance: Ray Bintliff, Ed O'Donoghue, Paul Wexlbat
Roy Wetherby, Mark Mazur

1. Ellis Withington, President of Patriot Properties, Inc., demonstrated the company's software.
2. Minutes of 29 October, 1986 minutes were approved.
3. Exemption applications were reviewed and approved.
4. A draft of a revaluation request for proposals was distributed.

11/7/86

Rec'd 12/4/86.

5878A

TOWN OF ACTON

Inter-Departmental Communication

DATE:

October 31, 1986

TO:

FROM:

Connie Huber, Town Clerk

SUBJECT:

Mark Mazur, Assist. Assessor

BOA Meetings

The dates listed under the minutes for the Boare of Assessors meetings represent the date that the meeting was held. It is the policy of the Board to approve the minutes of the previous meeting during the next meeting.

5868A

BOARD OF ASSESSORS

MINUTES

3 December 1986

Attendance: Ray Bintliff, Paul Wexelblat, Mark Mazur.

1. Minutes of 5 November meeting were approved.
2. Budget matters were clarified with Roy Wetherby.
3. A proposed warrant article for the FY 89 revaluation was reviewed.
4. The status of our Request for Proposals was reviewed.
5. A certificate of penalty taxes due for the DiMare sale sent on 12/1/86 was reviewed.
6. A clause 18 application for exemption was approved.
7. Two overvaluation hearings were held.
8. Reviewed Overvaluation Applications:
 - 17 Denied
 - 2 Granted
 - Status of others examined.
9. A \$25 minimum for farm animal excise tax was approved for FY 88.

RECEIVED & FILED

DATE 1/6/86

Barbara Brown
TOWN CLERK, ACTON

5976A