



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

Minutes from the Board of Assessors meeting held May 3, 2016

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Members, Richard Letarte, Matt Papini, Sr. Assessors, Harald Scheid and Rebecca Boucher and Louise Paquette, Administrative Assessor. *Visitor, Rena Swezey.*

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, payroll and March 8, 2016 minutes.

Board welcomed Rena Swezey who stated that she is interested in joining the Board and will seek to be elected at the May election. She is currently employed as Assessor for the Town of Groton.

Board reviewed and signed the warrant/commitment for (3) omitted personal property bills in the amount of \$1,792.94.

The Board voted to grant the total of Emerald Place finalized FY16 abatements as recommended by Regional Resource Group: 33 abatements totaling \$12,077.84 - *due to overvaluation.* (see below) There were a total of 68 abatement applications submitted and 35 were previously denied. Harald stated that we will need to find immediate ground in coming to terms of "real" value as we move ahead – the assessment will need to reflect income per unit. Harald reported that a more thorough study and review of classification is indicated for the state use code currently listed as a 102/condo. Currently the values are square footage driven.

Name	Property Address	Account ID	Real Estate Tax	Total Abated
Emerald Place Development CO LLC	18 GREAT POND ROAD	162/098.0-0037-0418.0	\$5,330.00	\$54.91
Emerald Place Development CO LLC	20 GREAT POND ROAD	162/098.0-0037-0420.0	\$5,398.63	\$123.54
Emerald Place Development CO LLC	26 GREAT POND ROAD	162/098.0-0037-0626.0	\$5,326.08	\$50.99
Emerald Place Development CO LLC	34 GREAT POND ROAD	162/098.0-0037-0834.0	\$5,326.08	\$50.99
Emerald Place Development CO LLC	36 GREAT POND ROAD	162/098.0-0037-0836.0	\$5,398.63	\$123.54
Emerald Place Development CO LLC	42 GREAT POND ROAD	162/098.0-0037-1042.0	\$5,292.74	\$17.65
Emerald Place Development CO LLC	44 GREAT POND ROAD	162/098.0-0037-1044.0	\$5,292.74	\$17.65
Emerald Place Development CO LLC	50 GREAT POND ROAD	162/098.0-0037-1250.0	\$5,292.74	\$17.65
Emerald Place Development CO LLC	52 GREAT POND ROAD	162/098.0-0037-1252.0	\$5,859.47	\$584.38
Emerald Place Development CO LLC	58 GREAT POND ROAD	162/098.0-0037-1458.0	\$5,920.26	\$645.17
Emerald Place Development CO LLC	60 GREAT POND ROAD	162/098.0-0037-1460.0	\$5,920.26	\$645.17
Emerald Place Development CO LLC	66 GREAT POND ROAD	162/098.0-0037-1666.0	\$5,920.26	\$645.17
Emerald Place Development CO LLC	68 GREAT POND ROAD	162/098.0-0037-1668.0	\$5,920.26	\$645.17
Emerald Place Development CO LLC	7 CAROUSEL LANE	162/098.0-0037-0707.0	\$5,200.57	\$43.14
Emerald Place Development CO LLC	9 CAROUSEL LANE	162/098.0-0037-0909.0	\$5,198.61	\$41.18
Emerald Place Development CO LLC	19 CAROUSEL LANE	162/098.0-0037-1919.0	\$5,292.74	\$135.31
Emerald Place Development CO LLC	21 CAROUSEL LANE	162/098.0-0037-2121.0	\$5,251.56	\$94.13
Emerald Place Development CO LLC	27 CAROUSEL LANE	162/098.0-0037-2727.0	\$5,347.65	\$190.22
Emerald Place Development CO LLC	29 CAROUSEL LANE	162/098.0-0037-2929.0	\$5,347.65	\$190.22
Emerald Place Development CO LLC	35 CAROUSEL LANE	162/098.0-0037-3535.0	\$5,347.65	\$190.22
Emerald Place Development CO LLC	37 CAROUSEL LANE	162/098.0-0037-3737.0	\$5,347.65	\$190.22

Emerald Place Development CO LLC	43 CAROUSEL LANE	162/098.0-0037-4343.0	\$5,347.65	\$190.22
Emerald Place Development CO LLC	45 CAROUSEL LANE	162/098.0-0037-4545.0	\$5,347.65	\$190.22
Emerald Place Development CO LLC	51 CAROUSEL LANE	162/098.0-0024-0303.0	\$5,292.74	\$135.31
Emerald Place Development CO LLC	53 CAROUSEL LANE	162/098.0-0024-0305.0	\$5,292.74	\$135.31
Emerald Place Development CO LLC	3 ROSE GARDEN LANE	162/098.0-0037-2103.0	\$5,920.26	\$762.83
Emerald Place Development CO LLC	4 ROSE GARDEN LANE	162/098.0-0037-2004.0	\$5,920.26	\$762.83
Emerald Place Development CO LLC	5 ROSE GARDEN LANE	162/098.0-0037-2105.0	\$5,920.26	\$762.83
Emerald Place Development CO LLC	6 ROSE GARDEN LANE	162/098.0-0037-2006.0	\$5,920.26	\$762.83
Emerald Place Development CO LLC	11 ROSE GARDEN LANE	162/098.0-0037-2311.0	\$5,920.26	\$762.83
Emerald Place Development CO LLC	13 ROSE GARDEN LANE	162/098.0-0037-2313.0	\$5,920.26	\$1,017.76
Emerald Place Development CO LLC	19 ROSE GARDEN LANE	162/098.0-0037-2519.0	\$5,979.09	\$821.66
Emerald Place Development CO LLC	21 ROSE GARDEN LANE	162/098.0-0037-2521.0	\$5,979.09	\$1,076.59
Total 33			\$183,292.71	\$12,077.84

Board reviewed the final overlay totals for FY16. The opening balance was \$140,212.29 and overall total is \$119,635.55 with a balance remaining of \$20,558.74. Total granted statutory exemptions: (140) @ \$85,666.31; total granted Real Estate abatements: (40) @ \$25,204.77; (1) granted Personal Property abatement \$127.27 and (9) granted Tax Work-Off abatements @ \$8.655.00.

The Board reviewed and approved the FY 16 Statutory Exemption State report and it will be provided to the Accountant.

The Board voted to table the two remaining 3ABC Charitable Organization applications until the next meeting:

- (New) North County Land Trust, Inc. – 548 Northfields Rd – **Voted to hold / pending**
- Lancaster Land Trust – (Conservation Education) 0 Rear Kaleva Rd. – **Voted to hold / pending**

Rebecca reported that approximately 487 sales questionnaires were mailed as part of the annual assessment project.

Louise reported that the FY17 preliminary billing process will begin soon; Rebecca is in the process of creating a bill file.

Rebecca reported that all the FY17 map changes have been mailed to CAI Technologies.

Next meeting will be held on Tuesday, June 7, 2016 at 5:45 pm.

Meeting adjourned at 6:40 pm.

Respectfully Submitted,



Louise Paquette
Administrative Assessor
Office of the Board of Assessors