



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

Minutes from the Board of Assessors meeting held: August 5, 2014

The meeting opened at 5:45 pm. Present: Chairman, Louis Franco, Board Members, Matt Papini, Sr., Regional Assessor Harald Scheid and Louise Paquette, Administrative Assistant.

Board reviewed and approved current expense vouchers, abatements, warrants, commitments, July 1, 2014 minutes & payroll.

Harald prepared Chapter 61A releases for 612 Lancaster Ave. and 585 Lancaster Ave. He reported that the land is also listed under the Agricultural Land Preservation program with the State. The property was recently purchased and the new owners plan to continue under Chapter 61A and will maintain the APR status. The Board reviewed the Classified Land Tax Lien Releases and approved and signed the documents. Harald reported that we are awaiting chapter applications from the new owners and then new liens will be prepared upon application approval. The former owners have retained the house & lot of 2.48 acres of the 612 Lancaster Ave property

The Board reviewed and approved the CAI Technologies FY15 Tax Map Maintenance Contract for processing mapping data which records data beginning 7/1/2014 through 6/30/2015 at a cost of \$2400.00. The deliverables shall include three (3) each reduced size replacement prints and (1) full size, color Composite Map as well as one (1) complete set of PDF map files. Harald explained that they are changing to a quarterly billing cycle and requesting that data be submitted quarterly or even monthly. In their letter, CAI expressed that this will enable them to maintain stable and consistent staff resources throughout the year, thereby ensuring quality service. Harald feels that sending out data would be feasible twice a year, suggesting April & August.

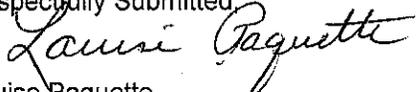
Louise presented 38 Statutory Exemption applications to the BOA to review. After reviewing the applications, the Board voted to approve all 38 applications totaling \$20,800.00. Louise will be mailing Certificates to all applicants.

Harald presented a certification update and reported that the DOR has met with RRG and will meet again to certify the revaluation. Harald provided recent sales analysis spreadsheet reports on residential vacant land, residential condominiums, apartment buildings and single family homes. He reported that there has been an increase in sales; there were eighty-four valid sales of single family homes in 2013 with a value increase of 3%. He reported that the assessment to sale ratio is 0.951 (the assessment of 95% reflects the value at the time of the sale). He explained that the assessment must be above 90% in order to be compliant with the DOR. Harald reported that there were thirty-two condo sales in 2012 & 2013, nine residential vacant land sales in 2012 & 2013. All sales were compliant in assessment to sale ratios. Harald also reviewed four properties that are apartment buildings stating the median is at .0.98 ratio. Harald explained that David is still working on commercial properties and will share the sales analysis spreadsheet at the next meeting.

The Board voted to meet next on Tuesday, September 2, 2014 at 5:45 pm.

Meeting adjourned at 7:10 pm.

Respectfully Submitted



Louise Paquette
Administrative Assistant
Office of the Board of Assessors