

**Minutes**  
**Town of Montague Assessors' Department**  
June 15, 2009

Members Present: Paul Emery, Terry Miner, Betty Waidlich

Staff Present: Barbara Miller, Director of Assessing

Meeting convened 3:30 p.m.

Approved Minutes of June 1, 2009- Motion made by Mr. Emery, seconded by Ms. Miner Vote: two approved, Ms. Waidlich abstained as she was not present at the meeting.

**SIGNATURES REQUIRED**

- Time sheets for Ms. Miller, weeks ending 06/06/09 and 06/13/2009, signed by Mr. Emery
- Preliminary Real Estate Warrants to Collector and Commitments to Accounting Officer FY2010- motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous.
  1. Town - \$5,185,985.85
  2. TFFD - \$793,997.40
  3. MCFD - \$104,072.12
  4. MLD - \$5,960.03
- Preliminary Personal Property Warrants to Collector and Commitments to Accounting Officer FY2010- motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous.
  1. Town - \$393,409.27
  2. TFFD - \$82,230.31
  3. MCFD - \$942.19
  4. MLD - \$61.96
- Motor Vehicle and Trailer Excise Warrant to Collector Levy 2009 Commitment 3B - \$800.00- motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous.
- TFFD Expense budget increase letter FY2010, MCFD Budget FY2010 and MLD Budget FY2010- Ms. Miller explained her formula which calculates the correlation between each of the districts to the total value of the town and the correlation between each of the districts tax rates and the town tax rate and applies these percentages to the appropriate expense lines to determine the expense budgets for the districts. Motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous. Letter signed by Mr. Emery.
- MCFD – Expense and Salary Invoice-signed by Mr. Emery
- Real Estate Proforma Tax FY2009 – Parcel Id 04-0-0087
  1. Town \$537.98
  2. TFFD \$110.31
- Real Estate and Personal Property Abatement/Exemption Monthly Lists - motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous.
  1. FY2009 - Town - \$8,880.05
  2. FY2008 - Town - \$31.55
  3. FY2007 – Town - \$30.85
  4. TFFD FY2009 – Town \$594.78
  5. MCFD FY2009 – Town \$102.71
  6. MCFD FY2008 - Town \$2.45
  7. MCFD FY2007 – Town \$2.37
  8. MLD FY2009 – Town \$6.02

- Motor Vehicle and Trailer Excise Abatement Monthly Lists - motion to approve made by Mr. Emery, second by Ms. Waidlich, vote unanimous.
  1. Levy 2008 May 2009 - \$68.75
  2. Levy 2009 May 2009 - \$1,655.54
- **3:45 - Appointment – Roberts, Richard H Jr., 0 Federal St, Parcel Id 51-0-51, 66, 67 and 68** Board revisited abatement as requested by taxpayer. Per Mr. Roberts, he will consider hiring an attorney to create two parcels instead of four and one of those two parcels may be changed to residential as all the usable gravel has been removed. Ms. Miller to research the land use change, requirements.
- **4:15 – Appointment – Ievins, Lydia, 2 Marshall St., Parcel Id 06-0-202-** Board revisited abatement as requested by the taxpayer. Ms. Ievins described her research and opinion of value based on recent appraisal for a bank refinance. Ms. Miller discussed the difference in the timeframe for the comps used in the bank appraisal and her disagreement with the appraiser’s choice of comps in dissimilar neighborhoods. Ms. Miller also provided what she considered to be more appropriate comps. Motion made by Mr. Emery to abate an additional \$4,600 from the previously adjusted value of \$189,700 making the new value \$185,100 Second by Ms. Miner, vote unanimous.
- **Abatement Revisit - Cutler, Woodrow and Patricia, Old Stage Road, Parcel Id 48-0-0011** -Received letter and real estate listings requesting board reconsider abatement. Ms. Miller informed the board that the real estate listings provided by the taxpayer were all of Chapter 61 land and therefore were not appropriate comps for the property in question. She visited property and acknowledges the property is wet and the map indicating the five test holes from the failed perc shows the Wet Area and the 25’ buffer area encompasses the majority of the parcel. The letter from the Director of Public Health states “this lot will not meet the requirements of 310 CMR 15.00 for an on-site sewage disposal system...The area of the lot at the confluence of Old Stage Rd and Old Sunderland Rd was not dug...engineer Mr. Shawn Kimberly assessed the available land area at that location to be of insufficient size to locate a house and a septic system and potable well. . Motion made by Mr. Emery to abate an additional \$9,200 from the previously adjusted value of \$18,500 making the new value \$9,300 Second by Ms. Miner, vote unanimous.

UPDATES TO BOARD

- Annual MAAO School-Board approved Ms. Miller to attend the Specialty Courses and Ms. St.Amand to attend Course 101
- Mainstream Appraisal Update-Mr. Lagassa sent an email re: the land in Gill that overlaps the Turners Falls Hydro project and the potential increase in the cost of the appraisal. Ms. Miller replied that the budget was set based on the IFB and there would be no additional monies available. For the next reval Ms. Miller plans to contact Northfield, Erving and Gill and attempt to combine the appraisals. John Howard of First Light stated during one of the tours of property that in 2018 the Northfield project and the Turners Falls project are likely to be combined into one project. Montague will need prior permission from the DOR to use an appraisal that will be one year old for the 2013 reval as Erving is up for a reval in 2012.

Meeting Adjourned 5:45 p.m.  
Respectfully submitted,

Barbara Miller  
Director of Assessing

Minutes approved \_\_\_\_\_