

Board of Assessors  
Minutes of Meeting  
September 24, 2019

6:00 p.m.: Meeting came to order with Thomas Barry, Chairman; Raymond Goff, Clerk; and John Whelihan, Director of Assessments present. Donald Minney, Vice Chairman was absent by notification.

Signatures:

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|---|-------------|
| • Schedule of Bills Payable:                            | \$125.00    |
| • Warrant & Commitment; 2019 Motor Vehicle Excise (MVE) | \$77,142.06 |
| • Monthly List of Abatements; 2019 MVE                  | \$2,163.55  |
| • Monthly List of Abatements; 2019 MVE                  | \$1,391.36  |

6:15 p.m.: Meeting with Roy Bishop; Bishop & Associates

- Mr. Bishop gave the Board an overview of the FY20 revaluation regarding commercial & industrial (C&I) valuations. An income approach to value was developed for C & I properties by analyzing market rents and economics conditions such as vacancy rates. The C & I properties saw a slight increase in value. However, apartment values have increased 15-20% due to rising rents. Mr. Whelihan stated that, according to MGL, property owners generally forfeit their appeal rights if they fail to return an income & expense "I&E" form to the Assessors.

Discussion involved reviewing the income stream of the assisted living facility. Mr. Bishop recommended sending the property owner an annual income & expense (I&E) form to monitor the facility's occupancy going forward. The values will be submitted for preliminary certification this week.

6:45 p.m.: Mr. Bishop left the meeting.

Discussion/Decision:

- Mr. Goff made the motion to accept the minutes of the regular session and executive session meetings of September 10, 2019. Mr. Barry seconded. The motion passed 2-0.
- The Board granted a 2019 motor vehicle excise abatement for George Banas. Mr. Banas qualifies for a disabled veteran (DV) license plate through the Department of Motor Vehicles.
- Mr. Whelihan stated that FY21 Chapter applications are due on October 1.
- The Board would next meet on October 8 at 6:00 p.m.

7:05 p.m.: Motion to adjourn

Respectfully submitted,

Raymond Goff,  
Clerk

