

ASSESSORS MEETING 1/3/17

Meeting of Board of Assessors at 6:45 P.M. Present were Assessors, Gary Koger, Phyllis Kominz, Tamilyn Levin, Paul Zorfass and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 6:45 p.m.

Assessor, Ms. Levin made a motion to approve the following minutes of the Board of Assessors:

December 7, 2016

Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 4-0.

The Board signed the following procedural document:

Fiscal Year 2017 Real Estate Tax Second Half Commitment

Fiscal Year 2017 Personal Property Tax Second Half Commitment

Fiscal Year 2017 Community Preservation Surcharge Second Half Commitment

Fiscal Year 2017 Water Lien Commitment

Fiscal Year 2017 Water Lien Interest Commitment

Fiscal Year 2017 Supplemental Real Estate Tax Commitment

Report of Real Estate Abatements/Exemptions for the month December 2016

Report of Personal Property Abatements for the month December 2016

Motor Vehicle Abatement Report for the month December 2016

Mr. Josephson distributed to each Board member the sales reports for calendar year 2016. He pointed out to the Board that the analysis contained approximately 140 raw qualified single family sales. Most of the sales will be the basis for the fiscal year 2018 assessments. The final sales total to be used will be less than the 140 sales due to the physical changes in the properties as a result of construction activity to those sales.

Reports distributed were by the following categories: Land Use, Style, Neighborhood Area, Sales Price Quartile, Sale Date Quartile, Actual Year Built, Effective Living Area, and Lot Size.

Mr. Josephson updated the Board on the status of the real estate abatement requests for Fiscal Year 2017.

The last day to file an application for abatement this Fiscal Year is February 1, 2017.

Mr. Josephson reported to the Board regarding a letter the office received from the Division of Local Services on December 13, 2016. The letter was concerning a potential state wide resolution of all cases at the Appellate Tax Board involving Verizon New England Inc. "The tentative structure exists for the settlement of all pending Verizon petitions for fiscal years 2010 through 2017."

"For Weston the expected no interest refund for FY2010 through FY2016 would be \$8,448. The estimated valuation projection under the Proposed Schedule for FY2018 would result in a tax increase (decrease) of \$1,027. This would be a 0.00% change in your total tax levy. The estimated adjustment in tax dollars and the percentage of the total tax levy were calculated based on FY2016 tax rates."

The Board and Mr. Josephson discussed a potential 20 Year Payment in Lieu of Tax (PILOT) agreement (aka Tax Agreement) between the Town and Ameresco for a solar electric site at the Town's Department of Public Works Complex. Assessor, Mr. Koger presented a document from the Board of Assessors which details an estimate of the Personal Property Taxes for 20 Years for a Photovoltaic Installation on Weston Landfill beginning in Fiscal Year 2019. Assessor, Ms. Kominz made a motion for the Board of Assessors to approve the 20 Year Tax estimate as presented by Assessor, Mr. Koger. Assessor, Ms. Levin seconded the motion. After discussion, the Board voted in favor of the motion by a 4-0 vote.

Assessor, Ms. Kominz made a motion to adjourn. Assessor, Mr. Zorfass seconded the motion. The Board voted in favor of the motion by a vote of 4-0.

The Board adjourned at 8:05 p.m.

Next Meeting – Tuesday, February 7, 2017 at 6:45 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor