

BOARD OF ASSESSORS

Samuel P. Chase, Chairman
John J. Duffett
Kevin Sullivan



Chief Assessor
Frank T. Reen, M.A.A

RECEIVED

2020-02-25

10:11 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

Telephone: (978) 250-5220

Chelmsford Town Offices
Assessor's Office
50 Billerica Rd
Chelmsford, MA 01824-2777

Meeting Date: 9 January 2020
Location: Assessor's Office, 50 Billerica Rd, Chelmsford MA 01824
Present: S. Chase, J. Duffett, K. Sullivan, F. Reen
Absent: None
Public Present: None

Meeting Called to Order at: 7:00PM by S. Chase

1. Approval of 5 December 2019 Regular Session Minutes: Motion to approve by K. Sullivan, second by J. Duffett. Discussion: J. Duffett noted that he is not referenced as "present" in the Minutes header, although he was active as indicated within the body of the Minutes. Vote to approve as amended, unanimous.
2. Discussion: Pending ATB Action, Residential Abatement, FY2017, 7 Amble Road. The taxpayers met with F. Reen and S. Chase on 12/9/2019 at 1:00PM in the Assessor's office. Taxpayers requested the meeting to explore the possibility of settling at a value somewhere between the taxpayers' opinion of value and the actual assessed value for FY2017. F. Reen explained the assessment process in detail and his reasoning and belief that the FY2017 assessed value is accurate. Taxpayers continue to dispute the assessed value and offered to settle for \$614,700. Based on his analysis, F. Reen feels he can adequately support the FY 2017 assessed value of \$632,400. Motion to support FY 2017 valuation of \$632,400 for the residential property at 7 Amble Road by K. Sullivan, J. Duffett second. Vote: unanimous. At this time, the hearing has been postponed indefinitely by option of the ATB.
3. Exemptions Action: 41C (3): File ID 11908, 8432, 3186. Motion to approve by K. Sullivan, second by J. Duffett. Vote to approve, unanimous. CPA (2): File ID 11908, 8432. Motion to approve by K. Sullivan, second by J. Duffett. Vote to approve, unanimous. Veterans Exemption 22 (1): File ID 16553. Motion to approve by K. Sullivan, second by J. Duffett. Vote to approve, unanimous.
4. Chapter 61 Exemption: Request by Patricia and Marie Wojtas to the Select Board that the town relinquish its right of first refusal on their 61A chapter land; Board of Assessors notified 11/26/2019 concerning a removal of this property from Chapter 61A protection. Motion to approve dissolution of Lien and sign Release of Classified Forest-Agricultural-Horticultural-Recreational Land Form by K. Sullivan, second by J. Duffett. Vote: unanimous.
5. Tax Deferrals (3): File ID 11908, 8432, 8808, motion to approve by K. Sullivan, second by J. Duffett. Vote to approve, unanimous.
6. Abatement Action: File ID 1021, 20 Birch Street, 15 Gladwalt Road: overvaluations due to Assessor data entry error. Motion to abate to FMV assessment by K. Sullivan, second by J. Duffett. Vote to approve: unanimous.

7. Small Commercial Exemption. FY2020: File ID 3400, 3 Summer Street. Applicant presented complete information validating eligibility for SCE status. Motion to approve by K. Sullivan, second by J. Duffett. Vote: unanimous.
8. Warrants: FY2020 December 2019 Personal Property Tax Exemptions: Motion to approve by K. Sullivan, amount \$150,312.75, second by J. Duffet. Vote: Unanimous. Personal Property Actual Call, Warrant to Collector. Motion to approve by K. Sullivan, amount \$3,668,821.88, second by J. Duffett. Vote: unanimous.
9. Warrant: Assessors Warrant to Collector, FY2020 Real Estate Tax, \$102,378,914.63; CPA \$1,232,646.52, sundry liens and betterments, \$673,542.61; total \$104,285,103.76. Motion to approve by K. Sullivan, second by J. Duffett. Vote: unanimous.

Meeting Adjourned at: 7:50PM

Respectfully submitted,

Sam Chase, Chairman