



Board of Assessors
7 Main Street, Unit #1
Hubbardston, MA 01452
978-928-1400 X 203 Fax 978-928-1402

Minutes of the Board of Assessors' Meeting held on **May 7, 2012** in the Assessors' Office located in the Library Basement.

Members Present: John Prentiss (Chair), Kurt Leslie (Member), Al Afonso (Member), Harald Scheid (Regional Assessor), George Bourgault (RRG) and Justine Lapierre (Clerk)

Board Members Absent: None

Meeting brought to order at 7:15 p.m.

The following documents were signed:

- Meeting minutes for March 26, 2012 & April 6, 2012
- Statutory Exemptions previously submitted electronically on the Department of Revenue Gateway system

The following discussions took place:

- George Bourgault presented his findings for Real Estate Abatement Application 2012025 as requested at the previous meeting. The Board agreed with the revised assessment amount for the property. These findings will be presented to the owners of the property at their appointment with the Board of Assessors set for Monday, May 17, 2012 at 7:00 p.m. in the Assessors' Office.
- Harald Scheid and George then began discussing Land Lines and Neighborhoods of the town with the BOA. Many properties in town seem to have all different factors with no consistency. One example is waterfront. There have been no guidelines set to standardize the factors based on the particular body of water that the property is on. Standardization is requested by the Department of Revenue. Harald and George recommend using 5 or 6 Neighborhood classifications for the town. If there were 5 Neighborhoods, R3 would be the middle, and would be the standard for an average parcel in the town. Assessors Al Afonso feels that creating these neighborhoods is subjective. Harald explains that sales will be needed to support the classifications and standards that will be set. This work will take some time to create, and will be discussed at a later date when there is an update on progress.
- 3ABC application 2013008 sent a request for a filing extension based on their application not reaching the Assessors' Office timely because the application was sent to a former mailing address of the Assessors'. The application was then mailed back to the applicant

because the Assessors' address has been changed for over 1 year, and the Post Office will no longer forward the mail. However, the request for a filing extension was sent after the due date of the application (March 1st). The BOA states that a filing extension must be received prior to the due date of the application for it to be considered. The applicant can perhaps file with the Appellate Tax Board, however, the BOA believes that jurisdiction questions will be raised from the ATB on whether the application was filed timely, and the case may be thrown out. The application will be instructed to consult with the ATB for appeal needs.

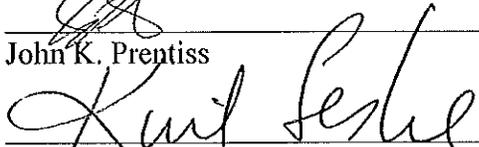
- Hardship Deferral Denial 2012001 was also discussed. The taxes are currently being paid by the mortgage company of the property, so a Hardship Deferral is not needed. If the applicant questions this, that can contact the ATB for appeal procedures.
- The clerk reminds the BOA that her Performance Evaluation needs to be completed. The BOA will complete this shortly.
- The BOA would also like to congratulate Assessors Kurt Leslie for going unopposed on the Town Election Ballot and for his commitment to 3 more years of service.

The next Board of Assessors Meeting is to be held on **Monday, May 17, 2012** at 7:00 p.m. in the Assessors' Office located in the Library Basement.

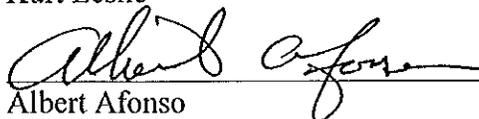
The Meeting was adjourned at 9:05 p.m.



John K. Prentiss



Kurt Leslie



Albert Afonso

Approved July 9, 2012