

**Town of Concord  
Board of Assessors Meeting Minutes  
January 15, 2019**

**Present:** Christian Fisher, Chair, Cynthia Rainey, Tom Matthews, Andrea Okie, Susan Livingston and William Herring  
**Staff:** Lane Partridge, Town Assessor  
**Others:** Holly Salemy

The meeting was called to order at 7:00 P.M.

**PUBLIC FORUM**

Mr. Partridge spoke about the changes that have been made to the property values as a result of the FY2019 interim year adjustment. He stated that information used in the analysis can be found on our website, [www.concordma.gov](http://www.concordma.gov). He defined some of the terms he will use in his power point presentation such as:

**Arms-Length Sale** – A sale between a willing buyer and a willing seller with no existing conditions.

**Assessment to Sales Ratio (ASR)** – Used to determine whether the assessment as compared to the sale is within the DOR approved percentage of 90 – 110% in sale year that is being used for the interim year adjustment. The formula for determining that percentage is to divide the assessment by the sale price.

**Coefficient of Dispersion (COD)** – Must be under 10 to meet DOR requirements

**Interim Year** – The years in between a revaluation year. You still must submit your information to the Department of Revenue for approval but there is no audit of the information as there is in a revaluation year.

He explained that for the Fiscal Year 2019 assessments we are using the analysis from the 2017 sales. The assessment date for Fiscal Year 2019 is January 1, 2018. We have to use a full calendar year worth of sales therefore we need to use 2017 sales for the Fiscal Year 2019 analysis.

The Tax Rate is calculated using the values for Fiscal Year 2019. The Select Board votes on the factor used in calculating the tax rate and whether to have a Uniform Tax Rate or a Split Tax Rate. For Fiscal Year 2019 the Uniform Tax Rate was set at \$14.19 per thousand dollars of valuation. The Select Board voted no for a Residential Exemption which would shift the tax burden to non-residential properties. The Select Board also voted no for a Small Business Exemption as the savings with this exemption go to the building owner and not the small business.

The sales for 2017 were analyzed and broken down using many criteria including: neighborhood, style of home, size of lot, age of home and size of home. We also include condition of property, depreciation and quality of construction among others.

The total town value for Fiscal Year 2019 is \$6,447,033,517 which has increased 4.92% from Fiscal Year 2018. The Levy is the amount of money raised through taxes. Proposition 2 ½ allows the town to raise the levy by 2 ½%. New Growth accounted for \$1.24 Million in assessments. A Debt Exclusion is when the town votes to override the 2 ½% percent to increase spending. Concord has only used this tool, in the past, to fund debt, such as the new High School. The tax levy for Fiscal Year 2019 is \$91,289,995 with the unused levy capacity of \$4,049,083.

To calculate the tax rate the formula is as follows:

$$\text{Levy} / \text{Total Value} \times 1,000 = \text{Tax Rate}$$

The Community Preservation Act Surcharge is calculated at 1 ½ %. Your tax burden is calculated as follows:

$$\text{Assessed Value} \times .01419 = \text{Your Real Estate Taxes}$$

$$\text{Assessed Value} - \$100,000 \text{ (For Residential Properties)} \times .01419 \times .015 = \text{Your CPA Surcharge}$$

The Senior Means Tested Exemption was funded by the shifting of the tax rate to all Properties to settle on a uniform tax rate of \$14.19 per thousand dollars of valuation.

Abatement Applications are due February 1, 2019 with an assessment date of January 1, 2018.

**The Interim Year Adjustments statistics for Fiscal Year 2019 are as follows:**

4.92% - Total Town Value Increased

.02% - New Growth Contribution

**Fiscal Year 2019 change from last year to this year:**

Residential – 5.33%

Commercial - .80%

Industrial - -3.04%

Personal Property - -0.62%

**Fiscal Year 2019 % share of Total Taxable Value:**

Residential – 91.88%

Commercial – 6.96%

Industrial - .41%

Personal Property .76%

The Median Sale Price was \$1,060,000 for Single Family Residential Properties. For Condominiums the Median Sale Price was \$587,000. There were 163 Arms-Length Sales that were used in the analysis for Fiscal Year 2019. For Single Family Homes the Median COD was 8.47 and the Assessment to Sale Ratio was 95%. For Condominiums the Median COD was 5.63%. Land Values increased by 5%. The Excess Land Rate remained the same at \$37,300 per acre. The Old Style home had the highest change in Base Rate with Century Style as the second

highest. Everything you would like to learn about how the assessments are calculated can be found on our website in the document titled **How to Read Your Property Record Card.**

**68 GREAT MEADOWS RD**

This property has been tried at the ATB in previous years. It has remained at the same valuation for four years. The property value for Fiscal Year 2018 was settled at \$3,800,000. For Fiscal Year 2019 the Vision Software came up with a value of \$4,812,500. The appraisal conducted by Jonathan Avery for Fiscal 2018 was \$3,850,000. The staff should have had the BOA set the value for Fy 2019 back in September. The owners should not have to pay on \$4,812,500 because of our error. The Board acknowledged that the market for high end homes has not risen in the last year. The Board agreed to lower the value to \$3,900,000 for Fiscal Year 2019 which is a 2.63% increase in value in the last 3 years which is lower than the average increase in town.

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, it was **VOTED** to **GRANT** an abatement of \$912,500 of value for Fiscal Year 2019.

**MINUTES**

**November 19, 2018 – Regular Session & Executive Session**

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, it was **VOTED** to **APPROVE** the minutes of the regular session and the executive session of November 19, 2018.

**December 3, 2018 – Regular Session**

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, it was **VOTED** to **APPROVE** the minutes of the regular session meeting of December 3, 2018.

**MOTOR VEHICLE END OF MONTH REPORTS**

Mr. Partridge presented End of Month Reports for Motor Vehicle Excise Tax Abatements for December 2018 with the following amounts:

2017 - \$ 56.88  
2018 - \$1,307.19

On a **MOTION** made by Ms. Livingston, seconded by Ms. Rainey, it was **UNANIMOUSLY VOTED** to **APPROVE** the motor vehicle excise tax abatements for 2017 and 2018 as designated in the End of the Month Report for December 2018 and as listed above.

**ABATEMENTS**

**369 Commonwealth Ave.**  
**37B Commonwealth Ave.**  
**37Y Commonwealth Ave.**

The Town purchased these three properties on July 19, 2018. It is recommended that the Board abate the remaining portion of the taxes from July 19, 2018 – June 30, 2019. The former owner has paid the taxes from the beginning of the year to July 19.

On a **MOTION** made by Ms. Livingston, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

**238 Main St.**

**242 Main St.**

These two properties were purchased by Concord Academy on June 28, 2018. Since the date of purchase is before the beginning of the Fiscal Year and Concord Academy is a tax exempt entity it is recommended that the Board abate the taxes in full for Fiscal Year 2019.

On a **MOTION** made by Ms. Rainey, seconded by Ms. Livingston, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

**CHAPTER 61A & 61B LIENS**

The Board signed one Chapter 61A Lien for the property at 676 Monument St. that is owned by The Fenn School. The Board signed one Chapter 61B Lien for the property at 846 Sudbury Rd. that is owned by Geoffrey Clayton and Ramsey Gifford Trussell. Both properties were purchased in 2018 and have assumed responsibility for these Chapter Land Properties. The previous liens were not released but these new ones in the new owners names will be recorded at the Registry of Deeds.

On a **MOTION** made by Ms. Livingston seconded by Ms. Okie, it was **VOTED** to **APPROVE** Chapter Land Liens for the properties at 846 Sudbury Rd. and 676 Monument St.

**CAMP THOREAU INC.**

The Board reviewed a letter sent by Faith Pulis on behalf of Camp Thoreau Inc. The Board had previously denied their Chapter 61B application for Fiscal Year 2020 because the application was filed on November 19, 2018 which is after the deadline of October 1, 2018. The office has made numerous attempts to contact them and asked them to file their application on time. They are currently getting a 75% discount on their land value which amounts in approximately \$113,000 savings in tax dollars. The Board agreed to stand by their previous decision in response to their request for the Board to reconsider their Chapter Land Application

On a **MOTION** made by Ms. Rainey seconded by Ms. Okie, it was **VOTED** to **DENY** the request of Camp Thoreau Inc. to reconsider the Board's previous denial of their Chapter 61B Application for Fiscal Year 2020.

**BOARD COMMENTS**

The Board reminded Bill that although he is not a voting member of the Board he can still comment during the discussion periods. The Board was reminded that they need to be an advocate for the value of the property and not motivated by losing funds because of an abatement. Mr. Partridge stated that after someone files for an abatement he will inspect the property and talk with the property owner. He will then make a recommendation to the Board as to what changes or not should be made for the property. We can process approximately 10 – 12 applications per meeting. The applicant, if they desire, is allowed 5 minutes to speak to the Board. Going longer than 5 minutes results in applicants restating their points and what is already in their application.

Some applicants will claim that their 2018 sales price is the fair market value of their property. With that argument we stress that we are using 2017 sales and we did not have the benefit of 2018 sales when we did our analysis. If they file for abatement for FY2020, when we will be using the 2018 sales for analysis, we have in the past abated to the sales price. It is up to the Board to decide what they would like to do this abatement season. The Board agreed to keep the practice the same as in the past that in the year that your sale is used in the analysis we will abate to the sales price for that year only.

**TOWN ASSESSOR**

Mr. Partridge presented the Board with copies of the IAAO Newsletter and the MAAO Newsletter for their review.

**NEXT MEETINGS**

The next meetings were scheduled for February 12, 2019, February 21, 2019, March 14, 2019 and March 28, 2019.

**EXECUTIVE SESSION**

At 8:18 P.M., on a **MOTION** made by Ms. Rainey and seconded by Ms. Livingston, it was **UNANIMOUSLY VOTED by Roll Call Vote:**

- Ms. Livingston – Aye
- Ms. Rainey – Aye
- Mr. Fisher - Aye
- Mr. Matthews – Aye
- Ms. Okie - Aye
- Mr. Herring - Aye

to enter into executive session in compliance with Open Meeting Laws purpose #7 (“To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements”) and for the purpose of considering CPA Exemption Applications, Statutory Exemption Applications and Appellate Tax Board Cases and to adjourn thereafter.

**The Board Entered the Executive Session**

Respectfully submitted,  
Carolyn Dee  
Sr. Administrative Assistant