

**Town of Concord
Board of Assessors Meeting Minutes
August 20, 2020**

Present: Tom Matthews, Chair, William Herring, Tory Lambert, Christian Fisher and Susan Livingston

Staff: Lane Partridge, Town Assessor and Terri Ackerman, Select Board

The meeting was called to order at 4:05 P.M.

Mr. Matthews read the Zoom Conference statement provided to all Concord Boards and Committees for a zoom meeting.

“In accordance with Governor Baker’s executive order permitting virtual meetings during the COVID pandemic, the Board of Assessors is conducting this meeting today, August 20, 2020 at 4:05 P.M. eastern on the Zoom platform and in accordance with the Town’s Policy Directive and Guidelines issued on April 1, 2020 and amended on May 7, 2020. I ask that all board members, town staff, and presenters activate their video and mute their microphone unless they have something to say or are participating in committee dialogue. This meeting is being recorded and will be available for later viewing on the Town’s website. All committee votes will be taken via roll call. We will start with an attendance roll call. I will announce your name, please reply. For members of the public, please unmute yourself when I’ve opened the meeting to public comment.”

Mr. Matthews took the attendance:

Mr. Lambert - Aye
Ms. Livingston - Aye
Mr. Herring - Aye
Mr. Matthews - Aye
Mr. Fisher Aye

MINUTES

July 9, 2020 – Regular Session & Executive Session

On a **MOTION** made by Mr. Herring and seconded by Mr. Lambert it was **VOTED** by roll call vote:

Ms. Livingston - Aye
Mr. Lambert - Aye
Mr. Herring - Aye
Mr. Matthews - Aye
Mr. Fisher - Aye

to **APPROVE** the minutes of the Regular Session Meeting of July 9, 2020.

MOTOR VEHICLE END OF MONTH REPORTS

Mr. Partridge presented End of Month Reports for Motor Vehicle Excise Tax Abatements for **July 2020** with the following amounts:

2020 - \$4,861.15

On a **MOTION** made by Mr. Lambert and seconded by Mr. Fisher, it was **VOTED** by roll call vote:

| | |
|------------------|-----|
| Mr. Herring - | Aye |
| Mr. Lambert - | Aye |
| Ms. Livingston - | Aye |
| Mr. Matthews - | Aye |
| Mr. Fisher - | Aye |

to **APPROVE** the motor vehicle excise tax abatements for **2020** as designated in the End of the Month Reports for **July 2020** and as listed above.

PRELIMINARY FY 2021 PROPERTY VALUES

Mr. Partridge presented the preliminary statistical results of the sales data for FY 2021. The median and COD for each group of use codes was displayed and discussed. At the start of the Covid 19 pandemic it was thought that real estate values would drop, prompting the idea to keep values level for FY 2021. The sales used for FY 2021 are those that occurred in 2019 before the pandemic. However, sales data for 2020 has shown an increase in values. Mr. Partridge asked the Board to give him direction on the valuation model adjustment for FY 2021. The Board indicated that since the values are up we should maintain values, but should adjust the model where needed to meet statistics. The issue of the dropping values, for the large homes, also needs to be analyzed and adjusted. No vote was taken since the Board will have to approve values when the model is finalized.

SENIOR MEAN TESTED EXEMPTION TOWN MEETING ARTICLE

The Board discussed the difficulty of administering this exemption. How do the changes affect the staff in the office? Mr. Partridge worked with the Tax Fairness Committee on the changes to the program that are going to be presented at the Town Meeting. He indicated that the changes made will make the program easier for staff.

TITLE V BETTERMENT ON 244 HAYWARD MILL ROAD

The Board discussed the Title V Betterment Loan for 244 Hayward Mill Road in the amount of \$24,252.06.

On a **MOTION** made by Ms. Lambert and seconded by Mr. Herring, it was **VOTED** by roll call vote:

Mr. Herring - Aye
Mr. Lambert - Aye
Ms. Livingston - Aye
Mr. Matthews - Aye
Mr. Fisher - Aye

to **APPROVE** the Title V Betterment Loan for 244 Hayward Mill Road in the amount of **\$24,252.06**.

TOWN ASSESSOR

Mr. Partridge reported that Growth is back to the originally predicted levels. Since we have come back to work we discovered that the developers have continued working during the shutdown. Mr. Partridge described the procedure the staff is using to inspect properties.

Mr. Partridge reported on the hiring process for our Department Clerk Position. We are waiting on a potential hire who has also applied for another job in Concord.

Mr. Partridge reported on office staffing and that the office up to date on all work.

BOARD COMMENTS

Mr. Herring commented that we are in this for the long haul and that we need to consider a different way of doing Abatement Hearings. Mr. Partridge volunteered that colleagues finished last year's abatement hearings on Zoom and we could have a similar process on Zoom.

NEXT MEETING

The next meeting is scheduled for September 24, 2020 at 4:00 P.M. through Zoom Conferencing

Mr. Fisher indicated that this was his last meeting. Mr. Partridge thanked Mr. Fisher for his service on the Board. Mr. Partridge also congratulated Ms. Livingston on completing the Department of Revenue's 101 class. This provides that we have a majority of the Board with the 101 credential and we will have the authority to sign tax documents. All the Board members and Ms. Ackerman thanked Mr. Fisher for his service.

ADJOURNMENT

On a **MOTION** made by Mr. Fisher and seconded by Mr. Herring, it was **APPROVED** by roll call vote:

Ms. Livingston- Aye
Mr. Lambert- Aye
Mr. Herring - Aye
Mr. Matthews - Aye
Mr. Fisher - Aye

to **ADJOURN** the meeting.

Respectfully submitted,

R. Lane Partridge
Town Assessor