

**Town of Concord
Board of Assessors Meeting Minutes
September 24, 2020**

Present: Tom Matthews, Chair, William Herring and Tory Lambert
Staff: Lane Partridge, Town Assessor, Carolyn Dee, Sr. Administrative Assistant
Kerry LaFleur, Chief Financial Officer, Susan Bates, 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, September 24, 2020 at 4:00pm 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. 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. Matthews -	Aye
Mr. Lambert -	Aye
Mr. Herring -	Aye
Mr. Partridge -	Aye
Ms. LaFleur -	Aye
Ms. Bates -	Aye
Ms. Dee	Aye

MINUTES

August 20, 2020 – Regular Session

On a **MOTION** made by Mr. Lambert and seconded by Mr. Herring it was **VOTED** to **APPROVE** the minutes of the regular session meeting of August 20, 2020.

Mr. Matthews –	Aye
Mr. Lambert –	Aye
Mr. Herring -	Aye

MOTOR VEHICLE END OF MONTH REPORTS

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

2020 - \$4,924.63

On a **MOTION** made by Mr. Herring seconded by Mr. Lambert, it was **UNANIMOUSLY VOTED** to **APPROVE** the motor vehicle excise tax abatements for **2020** as designated in the End of the Month Reports for **August 2020** and as listed above.

Mr. Herring - Aye
Mr. Lambert - Aye
Mr. Matthews - Aye

FY 2021 PROPERTY VALUES

Mr. Partridge discussed the new property values for FY 2021 and how he developed them. He presented the LA15 Report, which included the following information:

Single Family (101)

179 Arms-Length Sales
95% Median ASR
C.O.D. = 7.75

Condominiums (102)

74 Arms-Length Sales
94% Median ASR
C.O.D. = 5.94

2 Family Homes (104)

9 Arms-Length Sales
93% Median ASR
C.O.D. = 9.80

Mixed Use (109)

5 Arms-Length Sales
96% Median ASR
C.O.D. = .78

Commercial (300)

8 Arms-Length Sales
92% Median ASR
C.O.D. = 8.67

He stated that the statistics look good and in regards to the Assessment to Sale Ratio. He has made some changes to the Neighborhood Factors based on what he is observing with the sales in those areas. The following changes were made to the Neighborhood Factors:

Neighborhood 22 - Bedford St. -	.70 (FY20) to .75 (FY21)
Neighborhood 26 - Monument St./Estabrook Rd. -	1.85 (FY20) to 1.75 (FY21)
Neighborhood 31 - Nashawtuc Rd. –	2.10 (FY20) to 2.00 (FY21)

Bedford St. sales and sale prices are increasing while Nashawtuc Rd. sale prices are decreasing slightly. As sales continue to increase on Bedford St. the prices of homes will increase also.

We have increased the base rate on Cape Cod Style Homes and Raised Ranches. The sales are showing that these are the most desirable types of homes and the prices for them are expected to continue to rise in the future. All other styles either decreased or stayed the same.

Mr. Partridge stated that except for Bedford St. all other Neighborhood Factors decreased or stayed the same. It has been a long time since the land values have decreased.

Mr. Partridge presented the Group Summary by Land Use Chart which revealed that for Class 101 (Single Family) the Median A/S Ratio was 95% and for Class 1013 (Single Family – Water View) the Median A/S Ratio was 93%.

Mr. Partridge presented the Group Summary by Style Chart. He has reworked the values for styles based on the sales and has maintained at 95% or lower Median A/S Ratio for each style of home.

Mr. Partridge presented the Group Summary Land by Neighborhood Chart. Bedford St. is currently the most active area in town. The Neighborhood Factor on Bedford St. has been increased by 5 points. He questioned the Board on whether we should raise the factor to .80 or .85 this year so we don't have to make as large an increase next year. The goal is always to maintain a 95% ASR for all areas of town and the Bedford Street neighborhood is at 91%. There have been 26 sales in the Bedford St. neighborhood. The Board agreed to raise the land factor on Bedford St. to .85 to get us to the 95% ASR. Mr. Partridge stated that there are 12 Neighborhoods in town and of those 2 of the Neighborhood Factors are decreasing and 1 is increasing.

Mr. Partridge presented the Group Summary by Building Size Chart. He stated that the larger properties are slowly selling while the smaller size homes are selling more quickly. The age of the home and the size of the home make a difference to a buyer when looking for a home. Our system has 15 different building size curves. We are now at 96% Median A/S Ratio in relation to Building Size. We will not make any more changes for FY21 and will handle any further changes on a case by case basis.

396A SIMON WILLARD RD

The Board discussed the Forest Land Renewal Plan, submitted by Benjamin Kohler, 396A Simon Willard Rd. The renewal will be for 10 years.

On a **MOTION** made by Mr. Lambert seconded by Mr. Herring, it was **UNANIMOUSLY VOTED** to **APPROVE** the Forest Land Renewal for 396A Simon Willard Rd.

Mr. Matthews - Aye
Mr. Herring - Aye
Mr. Lambert - Aye

CHAIRPERSON FOR THE UPCOMING YEAR

Mr. Matthews agreed to serve as Chairperson for the Board of Assessors for the upcoming year.

On a **MOTION** made by Mr. Herring seconded by Mr. Lambert, it was **UNANIMOUSLY VOTED** to **APPROVE** the appointment of Mr. Matthews as Chairperson for the upcoming year.

Mr. Matthews - Aye
Mr. Herring - Aye
Mr. Lambert - Aye

TOWN ASSESSOR

Mr. Partridge stated that things are going well in the office. We are up to date with the work and are servicing customers through email and on the telephone. We have made an offer to someone to fill the Senior Clerk position vacated when Joanne retired in June. He is ready to submit the final values, for FY 2021, in two weeks to the Department of Revenue. The forms, to be submitted, will have to be signed electronically by the Board through Gateway.

BOARD COMMENTS

The Board is looking for one more member to join the 5 member Board. Each member should be thinking about anyone, they know, who may be interested in joining. Contact Mr. Matthews if you have any one to suggest to him.

NEXT MEETING

The next meeting is scheduled for October 22, 2020 at 4:00 P.M. through Zoom Conferencing

EXECUTIVE SESSION

At 4:47 P.M., a **MOTION** was made by Mr. Herring to enter an executive session to consider Senior Means Tested Exemption Applications in compliance with the 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 to adjourn the meeting from the

Executive session. The motion was seconded by Mr. Lambert, it was **UNANIMOUSLY VOTED** by Roll Call Vote:

Mr. Matthews -	Aye
Mr. Herring -	Aye
Mr. Lambert -	Aye

The Board entered the executive session at 4:47 P.M.

Respectfully submitted,

Carolyn H. Dee
Sr. Administrative Assistant