

**Town of Concord
Board of Assessors Meeting Minutes
September 29, 2021**

Present: Tom Matthews, Chair, Susan Livingston, Brendan Kemeza and Mera Tilley
Staff: Lane Partridge, Town Assessor, Carolyn Dee, Sr. Administrative Assistant, Rick Ladd, Assistant Assessor, Kerry LaFleur, Chief Financial Officer
Others: Dee Ortnr, Finance Committee Observer, Others

The meeting was called to order at 4:01 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 29, 2021 at 4:01 P.M. Eastern Time 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. Matthews - Aye
Ms. Livingston - Aye
Mr. Kemeza - Aye
Ms. Tilley- Aye
Ms. Dee - Aye
Mr. Ladd - Aye
Mr. Partridge - Aye

INTERIM ASSESSOR

The Board spoke with Kerry LaFleur, Chief Financial Officer, as to whom will be replacing Lane when he leaves employment with the Town of Concord tomorrow. Kerry indicated that she planned to hire a retired assessor to serve as Interim Assessor for a period of 3 – 6 months. As this is a busy time of year for all Assessor’s Office’s she believes she can get the best candidates to apply for the job in the Spring and Summer when the schedule slows down. She will keep the Board updated on the progress with hiring an Interim and Permanent replacement for Mr. Partridge.

FISCAL YEAR 2022 PROPERTY VALUES

Mr. Partridge presented the Board with various reports he has created regarding the residential property values for FY 2022:

LA15

This report is a sales ratio study using sales from the time period January 1, 2020 – December 31, 2020. This study shows the following information:

SALES FOR 2020

Number of Arms-Length Sales in 2020

Class 101 – 218
Class 102 – 71
Class 104 – 3
Class 109 – 1
Class 300 – 6

ASR (Assessment to Sale Ratio)

Class 101 – 95%
Class 102 – 95%
Class 104 – 90%
Class 109 – 98%
Class 300 – 90%

COD (Co-efficient of Dispersion)

Class 101 – 9.2
Class 102 – 5.93
Class 104 – 7.39
Class 109 – 0
Class 300 – 6.49

BASE RATES OF BUILDINGS

The Base Rate per square foot of a home increased as follows:

Ranch –	\$134
Old Style -	\$225
Colonial -	\$157 - \$162
Bungalow -	\$134
Custom Colonial -	\$158 - \$162
Contemp/Modern -	\$152
Family Flat -	\$140
2 Family -	\$140
Custom -	\$146
3 Family -	\$141

Antique - \$208
 Century - \$168
 Condominium - \$325

NEIGHBORHOOD ADJUSTMENT FACTORS

Five of the Neighborhood Adjustment Factors will increase or decrease based on sales:

NBHD 23 – Increased from .77 to .90
 NBHD 26 – Decreased from 1.75 to 1.40
 NBHD 31 – Decreased from 2.00 to 1.85
 NBHD 32 – Decreased from 2.15 to 2.00
 NBHD 33 – Decreased from .72 to .66

The basis for the factors is NBHD 28 which has a factor of 1.00. All other neighborhoods increase or decrease from 1.00.

CONDOMINIUMS

The following Condominium Complex Factors were increased or decreased as follows:

<u>Complex #</u>	<u>Street Address</u>	<u>Complex Adjustment</u>
105	Black Birch Ln.	From .96 to .93
110	189-191 Conant St.	From 1.00 to .79
115	Sweet Birch Ln.	From .96 to .93
122	11-13 Derby St.	From 1.00 to 1.05
21	Milldam Square	From 1.48 to 1.63
25	419 – 421 Main St.	From .90 to 1.18
29	Village Meadow	From 1.00 to 1.14
33	South Meadow Rdg.	From .44 to .58
4	Center Village	From .89 to .82
42	Thornton Manor	From .75 to .67
65	Riverbend	From 1.13 to 1.24
7	349-351 Comm. Ave.	From .95 to 1.06
78	409-411 Main St.	From .83 to 1.08
79	39-41 Cottage Ln.	From 1.20 to 1.10
8	Concord Greene	From 1.06 to 1.03
83	Bartkus Farm	From .47 to .58
9	Cranberry Ln.	From .57 to .68
96	Riverwalk	From .86 to .78

All other complex factors remained the same as they were in FY 2021.

Mr. Partridge is confident that our values look good. The Department of Revenue will look at the Assessment to Sale Ratio to determine if our values are correct and our model is working. To determine the median ASR we compute the following:

$$\text{Number of Sales/Total Assessments/Total Sale Prices} = \text{Median ASR}$$

On a Bell Curve the COD measures how close we are to the median. We have to be under 10% for the Department of Revenue to approve the values.

When a property sells for more than 10% over the assessed value this is called an outlier. When a sale is an outlier we have to discover why and offer an explanation to the Department of Revenue. This is called the PRD (Price Related Differential). In the current market some homes are selling for much higher than their assessed value.

STYLE OF HOMES

Of the 218 Arms-Length Sales that occurred in 2020 the following number that were sold in each style category are as follows:

Ranch -	13
Old Style -	26
Colonial -	55
Cape Cod -	22
Bungalow -	2
Custom Colonial –	47
Contemp/Modern –	18
Rsd Ranch/Split Level –	22
Custom –	6
Century -	7

Mr. Partridge stated that the Contemporary/Modern homes that are being built today are not the same as the homes that were built in the 1970's. We might want to consider two categories next year for Contemporary/Modern to account for the newer homes and put them in their own category. All the property values are coming in with statistical measures that will be approved by the DOR.

On a MOTION made by Ms. Livingston seconded by Ms. Tilley it was **UNANIMOUSLY VOTED** to **APPROVE** the Residential Property Values for Fiscal Year 2022, as presented by staff.

TOWN ASSESSOR

Mr. Partridge stated that everything seems to be in good shape concerning the property values for Fiscal Year 2022. The Commercial Values are close to being completed and the Board will have a chance to review and vote on those at the next meeting. The Classification Hearing will be scheduled for November. He thanked everyone on the Board for all their support over the years. The Board thanked him and wished him well in his new position.

NEXT MEETING

The next Board of Assessors meeting was scheduled for Thursday, October 14, 2021 at 4:00 P.M. by Zoom Conferencing.

EXECUTIVE SESSION

At 4:41 P.M. a **MOTION** was made by Ms. Livingston to enter into executive session to consider Statutory Exemption Applications, Community Preservation Surcharge Exemption Applications and Appellate Tax Board Cases, 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 Ms. Tilley and it was **UNANIMOUSLY VOTED** by Roll Call Vote:

Mr. Matthews -	Aye
Ms. Livingston -	Aye
Mr. Kemeza -	Aye
Ms. Tilley -	Aye

The Board entered the Executive Session at 4:41 P.M.

Respectfully submitted,

Carolyn H. Dee
Sr. Administrative Assistant