

BOARD OF ASSESSORS MEETING MINUTES

Date of Meeting: December 22, 2021

Location: Becket Room, Town Hall, 557 Main Street, Becket, MA 01223

Board Members Present: Geraldine L. Walter, Jessica Perotti and Beverly Gilbert

Board Members Absent: None

Regional Resource Group Present: Harald Scheid

Public Present: None

Call to order

The meeting is called to order at 9:14am.

Motor Vehicle abatements

Motor vehicle abatements: processed/some require additional documentation.

Approval of estimated third quarter preliminary bills

Jess makes a motion to approve the estimated third quarter preliminary bills for FY 2022. Geri seconds the motion. All in favor. Motion passes. The letters to petition the Bureau of Local Assessment to request permission to issue 3rd Quarter Estimated Bills until the valuations are updated (The estimate mirrors the FY21 values) are signed by Geri, Bev, Jess and Harald.

Clarify scope of responsibilities

Harald provides the following update:

1. The FY22 Tax Rate will include reevaluation. Jeff Reynolds, Regional Resource Group's affiliate for Becket, has resigned. David Manzello will temporarily assume some of Jeff's responsibilities. David Manzello and Harald will produce reevaluation. The Department of Revenue (DOR) requires restructure of the valuation system model so that real estate values/categories more consistently correlate with sales prices. Calendar year 2020 will be used as the base year. The number of sales, sales values, and new growth increased during and since 2020. Harald speculates this will trend will continue into next year. Harald will provide a presentation about the evaluation process and methodology. The goal is to have evaluations ready for review by the end of January/beginning of February 2022. Joe Barbieri, Bureau of Local Assessment, will need to certify this process.
2. Categories of reevaluation: vacant land, buildings, land residuals & utilities
3. DOR requires for a complete appraisal of public utilities. This will include Eversource (Telephone assessments are set by the DOR). RRG will appraise the value of all of the taxable assets (poles lines, conduits transformers, infrastructure within the town).
4. RRG will send impact letters to property owners to explain the change in property values.
5. Harald to contact his employee Jenny and advise to the BOA as who is going to send the Forms of List this year. He is not certain RRG sent them earlier this year. Next year he anticipates RRG will send. RRG will need to conduct a study to determine the percent of building value that we are ascribing to personal property.
6. RRG's staffing shortages/recruitment goals. Harald will delay his retirement because nobody is available at this time to bring on the team.
7. Future: Harald will discuss the billing system with Tax Collector Ken Bilodeau. In the long-run, he thinks it would be more beneficial for the town to switch from KVS to a more widely used/supported system such as MUNIS or VADAR software programs. Per Harald, Becket is the only municipality in the Commonwealth that uses KVS. DOR has not yet approved Tyler's download to KVS.

8. RRG has started discussion with RC Appraisals, Walpole, MA re: RRG farming out Personal Property (PP) research & generation of PP listing for RRG's clients. He anticipates his employee Jenny who works with PP will work for RC Appraisals. Jenny works with 35 communities and is finding that she needs additional support to complete her PP work.
9. Cyclical inspections. After a brief discussion, Harald explains the Department of Revenue requirement for cyclical inspections. He advises that door-to-door inspections are not realistic. New technology with high resolution cameras meet Department of Revenue approval.
10. Future – Regional Assessment Cooperatives

Jess lets Harald know that while she was entering the December deeds, she discovered that David had entered a deed. She notes a couple errors were made. She asks if David plans to continue making deed entries. Harald suspects he will not be entering deeds. Jess confirms she will make the necessary corrections.

Harald thanks the board for their time and understanding. He leaves the meeting at 10:50 am.

Meeting minutes

Bev makes a motion to approve the minutes of November 10, 2021. Jess seconds the motion. All in favor. Motion passes.

Real Estate/Personal Property Abatements/Exemptions

- Exemption applications: The board agrees to review the applications received independently. Further discussions will take place during the meetings in January 2022.

Form review / Correspondence

Not discussed under these agenda items.

Any Other Business to come before the Board

- Due to unforeseen circumstances, the office was not closed on December 9, 2021 for file organization. Following a brief discussion, the board agrees to determine another date for cleaning at the next meeting.
- Jess lets Bev and Geri know that she has received some complaints regarding the trailer located at 878 Jacob's Ladder Road. Jess says she logged-in to the PermitEyes website and discovered a permit had not been taken out for the temporary trailer or for the work being done onsite. She advises she consulted with Tess Lundberg, Clerk of Committees for the Zoning Board of Appeals (ZBA) and Board of Health (BOH). She confirmed that a ZBA special permit was granted for the temporary trailer with the condition that further approval was needed from the BOH. Tess advised that BOH has not issued approval. Following a brief discussion, Bev agrees to send a letter to William Girard, Building Inspector and Zoning Enforcement Officer, regarding the complaints received about the trailer and lack of BOH approval; she will cc the ZBA and BOH.
- Jess reminds the board of the Chapter 61 applications. She lets the board know she will forward the email, with the Chapter 61 applications, to Harald for further advisement.
- The next meetings are scheduled for January 12 and 26, 2022.

Adjournment

Bev makes a motion to adjourn. Jess seconds the motion. All in favor. Motion passes. The meeting is adjourned at 1:00 pm.

Respectfully submitted by the Board of Assessors - Approved on January 26, 2022

2021.12.22 Board of Assessors Minutes

Page 2 of 2