

Sterling Board of Assessors
Minutes to Meeting

June 9, 2008

MEMBERS ATTENDEES: Don Murray, Bob Cutler, Michael Olson
OTHER ATTENDEES: Evelyn McNamara, Harald Scheid,

Meeting began at 6:05p.m.

Signing of the payroll, payables, Motor Vehicle and trailer excise abatement monthly turnover.

Bob made the motion to accept the minutes of the January 7, 2008 meeting, 2nd by Don and Mike. All in favor, 3 ayes.

Harald spoke about the Real Estate abatement on The Sterling Healthcare Nursing and Rehabilitation Center on 18 Dana Hill Road. Atty Mark Witkin of Boston represents the Healthcare facility on the abatement. Mr. Witkin applies for an abatement each year. Harald researched the assessments of other Nursing Homes and felt that the facility could be assessed up to 13 million dollars, the present is \$10,610,000. Mr. Witkin suggested assessment to be between 5 to 6 million dollars. In previous years Harald has requested the Income and Expense information but never was forwarded the information, this year he did receive the information. When speaking with Mr. Witkin, Harald stated that he would approach the Board of Assessors and request that he be allowed to hire an expert appraiser dealing with nursing homes. Shortly there after Mr. Witkin sent a copy of the Withdrawal of his appeal from the Appellate Tax Board.

Harald spoke about the Town's full Revaluation coming up in FY 2010. He has recently dealt with Revaluations in other Towns that he works in and is aware what the DOR will be looking at. One is the Site Influence Adjustment. Does the Town have a legitimate reason why certain parcels in Town have these Site Adjustment for the property. Harald in the last few months has look at each and every Site Influence Adjustment in the Town of Sterling and either eliminated the adjustment or left it there. The other two that the DOR is looking into is the Market support of neighborhoods and the land data base, which Harald will be working on shortly.

The Board recently received a request from the Tax Collector's office to abate in full a Personal Property Tax Bill for FY2008 that hasn't been paid. The business is no longer opened and the previous owner unable to be located. A new owner has established a new business there with a new name and doesn't feel she owes the bill. The Board agreed to abate the bill in full. Evelyn will prepare an abatement application ready to be signed for the next Board meeting.

Harald brought up the subject of the Personal Property Accounts, they have not be visited in a number of years and some have closed and we are still carrying them on the books for years. A discussion followed whether to have Ed Bonnell the Data Collector tackle the job or hire out to a private contractor that has knowledge and experience in the acquiring the necessary information. Bob made the motion to obtain a quote of what the cost would be to hire an outside contractor. Mike 2nd the motion. 3 Ayes.

Harald prior to sending the billing file to Point to prepare for the FY2009 Preliminary Bills made a 2 ½% increase.

Bob made the motion to appoint Mike Olson the Chairman, 2nd by Don Murray, Don Murray the Vice Chairman and Bob the Secretary . All in favor.

The next Board meeting will be Monday July 7, 2008 at 6:00 p.m.

Bob made the motion to adjoin, 2nd by Don, all in favor 3 ayes.

Meeting adjoined at 7:00 pm

