

Sterling Board of Assessors
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting November 4, 2019

Present: Donlin Murray (Don), Chairman
Richard Sheppard (Dick), Clerk
David Manzello (David) Regional Assessor
Debbie Dreyer (Debbie) Assistant to the Assessor

Meeting Opened at 8:30am

Roll Call- Sheppard present, Murray present - along with David & Debbie

Approval of Agenda - MOTION: Dick made a motion to approve the agenda, 2nd by Don, all in favor, aye.

Payroll, Payables, any abatements, warrants signed.

NEW BUSINESS:

Approve previous meeting's minutes -MOTION: Dick made a motion to approve the 10/21/2019 meeting minutes 2nd by Don, all in favor aye.

Statutory Exemption List: List reviewed and signed – there were 3 new applicants who qualified. **MOTION:** Dick made a motion to approve the applicant list, 2nd by Don, all in favor aye.

Review Chapter applications: Two lien releases were signed by the Board & notarized by the Town Clerk. The Board also reviewed & signed a qualified Chapter application list. **MOTION:** Dick made a motion to accept & sign the Chapter list with follow-up on a late application, 2nd by Don, all in favor aye.

There was a new 61B application / Griffin Rd– five acres to be used for preservation & only for use by family members. Land must be open to the public or to members of a nonprofit – Board denied the application at our last meeting. The owner sent a rebuttal letter still not fulfilling the requirements, therefore it is still denied.

Discuss NEADS: To be continued at a future meeting.

RRG Update

Review Tax Classification: David went over the various fiscal year reports with the information required by the DOR & used as the foundation of the Tax Classification Hearing. The Interim Year Adjustment Report trends the total number of sales & how many are arm's length sales & the assessment to sale ratio. Condos are trending down, 2 families are extremely strong, 3 families, only 1 sale. No commercial sales & only 1 industrial sale which sold much higher than it's assessed value. The LA13 Report for tax base growth - abatements from last year & growth (\$172,773). Our total value is \$10,004,172 - on a 2 year average we're down about \$3,000,000. The LA4 Comparison Report tracks values – only 4 new single families, 2 new Condos. Residential up 6%, commercial up 2.9%, industrial down 3%, personal property up 6.6% - Town went up 5.6% for a total of \$1,180,751,255. David is still waiting for the accountant's values to put together the Tax Classification Report. The Board needs to vote to authorize RRG to sign the recap values in Gateway on behalf of the BOA. **MOTION:** Dick made a motion to authorize RRG to sign in Gateway on behalf of the BOA, 2nd by Don, all in favor aye.

Future agenda items: TBD, Review Tax Classification. Next mtgs: 11/25/2019 @ 8:30am & 12/16 @ 8:30am. Dick made a motion to adjourn the meeting @9:56am, 2nd by Don, all in favor aye. *Respectfully submitted by Debbie Dreyer, Assistant to the Assessor*

Attachments: Assessment Classification Report FY2020, LA13 FY2020, LA4 FY2020, Interim Adjustment Report FY2020