

APPROVED 8.24.21

Minutes

Board of Assessors

Room 105 Tuesday Aug. 10, 2021 5:00 PM

The meeting convened at 5:00 PM. Present were; Mary Greendale, Jeffrey Marshall; Staff: Kathryn Peirce, Kevin Rudden

1) Regular session minutes: A motion to approve the meeting minutes of 7/13 was made by Mary Greendale, seconded by Jeffrey Marshall. Motion carried: 2-0-0

2) Commitments:

A. Vote on 2021 MV Commitment #3, \$120,775.60 dated 7/26/21

With regard to committing commitment 3; the Board voted a policy for staff to proceed to process commitments for the Treasurer Collector and present to the Board of Assessors at the subsequent meeting for authorization if the Board is unavailable at the time the Commitment is received from the Registry of Motor vehicles. Motion to approve: Mary Greendale seconded by Jeffrey Marshall. Motion carried: 2-0-0

Commitment 3 was approved by the Board of Assessors Motion Mary Greendale, second Jeffrey Marshall Motion carried: 2-0-0

B. Four MV Recommitments:

2016 Recommit #232 \$389.58

2013 Recommit #233 \$732.50

2012 Recommit #234 \$50.00

2012 Recommit #235 \$63.75

Motion to approve recommitments as stated above made by Mary Greendale, seconded by Jeffrey Marshall.
Motion carried: 2-0-0

4) Abatement reports:

July 2021 MV Abatement Report - Total: \$5,638.03

Motion to approve 2021 MV abatement report for July made by Mary Greendale, seconded by Jeffrey Marshall.
Motion carried: 2-0-0

5) Valuations: Stratification of sales analysis single family residence

The Board reviewed multiple stratifications of the 2020 sales. After reviewing all of the sales, checking entries, permits, and other data we have 216 valid sales to work with to develop residential values. Overall median is 92 with a cod of 7.78. Within stratification, nbhds 33, 36.06, 41, 83, and 85 need a review for land residuals and off CODs. Contemporary styles, raised ranches, need closer attention but all styles need to be raised. We want to review grading on grade A, A+, C, and C-.

Ms Peirce has asked the Board to review the reports and reach out with questions or information on sales.

6) Other business:

Electronic meeting guidance- The Board discussed the meeting guidance and decided to 'wait and see' how other committees will be meeting in the future.

Data collection progress and nearmap

Ms Peirce reported that one of her contractors was unable to continue to collect data to help meet our cyclical requirement by 7/1/22. He was able to complete one day of collection and turned in his packet. Ms. Peirce advised that this she reached out to the Sales person at NearMap and asked for a bottom line quote to allow us to complete our project. She recommended a two part approach; contracting for orthos and oblique's and to contract with Pushpin for a multiyear report on differences.

The NearMap cost would be \$6000 for subscription for one year. Pushpin would be less than \$1000 (.15/parcel). A motion was made by Mary Greendale to purchase the Ortho/oblique's from NearMap for \$6000 and contract with Pushpin for \$.15/parcel. Second was made by Jeffrey Marshall. Motion carried: 2-0-0

Next meeting be 8/24/21 when we will meet with the Governance Committee to discuss the future of finance in Holliston.

Mary Greendale made a motion to adjourn, seconded by Jeffrey Marshall. Motion carried: 2-0-0

The meeting was adjourned at 6:52 PM