



## **TOWN OF CARVER ASSESSOR'S OFFICE**

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*Cranberry Land USA*

June 7, 2016

Present were Chair Michael L. Paduch Members Peter D. Sullivan and Laura A. Shippee, Director of Assessing Ellen M. Blanchard. The meeting was held at the Assessors Office Meeting Room at 5:55 p.m.

Minutes – The minutes of May 3, 2016 were unanimously approved upon a motion by Peter seconded by Laura.

Exemption – Dee Vicino, Principal Assessor beginning FY2017, reported that a taxpayer had an issue with the amount of his exemption. She explained that the amount was less than prior years was due to the fact that there were additional family members living with him and contributing to the total income. This income exceeded the amount allowed for a Clause 41C but was allowable for a Clause 17D exemption. Discussion ensued regarding the requirements for each clause. Upon a motion by Peter, seconded by Laura, it was unanimously voted to allow the Clause 17D exemption, but not the Clause 41C. Roy, 13-16-27-R.

Appellate Tax Board – Ellen reported that she had recently discussed the two appeals, 300 Tremont Street and 66-7 Main Street Court, via telephone with the attorney, Mark Witkin, representing the property owners. Ellen had created a spreadsheet comparing the different numbers used in the income approaches to value that were used by the town and Mr. Witkin. Each of the Board members reviewed the differences, and after discussion a vote was taken to not settle with Mr. Witkin. The vote was unanimous, upon a motion by Peter and seconded by Laura. Ellen will contact Mr. Witkin.

Abatements – One abatement was voted unanimously and signed by the board, upon a motion by Peter and seconded by Laura. This was a technical correction for the solar farm located at 246 Plymouth Street, Map 48 Lot 1-0, Southern Sky.

Signatures – The following monthly motor vehicle excise abatement lists, created in May 2016, were voted unanimously and signed:

May 2016 - \$5,280.74  
May 2015 - \$ 187.19  
May 2014 - \$ 19.58  
May 2011 - \$ 42.29

Warrants & Commitments – The following warrants and commitments were signed by the Board:

A betterment payoff for property in the North Carver Water District were approved and the warrant and commitment were signed, for 3 Braddock Way, Map 18 Lot 18-D.

Excise commitment #3<sup>rd</sup>, in the amount of \$109,329.67, and #99<sup>th</sup> (farm vehicles) in the amount of \$16,883.75.

FY2016 Real Estate commitment and NCWD warrant were adjusted due to a technical / clerical error in the collections software, and signed by the board.

As there was no other business to come before the Board, the meeting adjourned at 6:52 p.m. upon a motion by Peter and seconded by Laura, the vote was unanimous.

The next scheduled meeting of the Board of Assessors is Tuesday, July 5, 2016 at 5:30 p.m.

Respectfully submitted,  
Ellen M. Blanchard, MAA  
Director of Assessing