



TOWN OF CARVER ASSESSOR'S OFFICE

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Cranberry Land USA

November 25, 2020 Minutes of the Board of Assessors Meeting

Present: Chair Mike Paduch, Members Ellen Blanchard and Peter Sullivan, Assistant Finance Director Craig Schoaf, Meeting called to order: 4:38PM by Chairman Mike Paduch

Review of Minutes:

Review of minutes and executive session minutes from October 6, 2020

- Motion to approve by Ellen, 2nd Peter (3-0)

Citizen Participation:

No residents attended

NEW BUSINESS

- Reviewed and signed October monthly reports
- Reviewed and signed 2020 Motor Vehicle Excise Commitment and Warrant #6 and #31
- Discussion on Repair plate excise issued in error
 - o 2019 Excise Commitment 31 had about 15 bills issues in error
 - o Treated Repair plates like Dealership plates, which receive a \$100 special excise due to not being registered to any specific vehicle. Assessor's Office will abate those bills issued in error.
- Reviewed and signed 6 White Pine Lane Betterment Payoff Commitment and Warrant
- Assessor's Office Updates
 - o Mapping will happen in January or February. The office is already prepped to do the FY22 mapping so will work with AppGeo to do the FY21 and FY22 mapping together
 - The office will be able to start FY22 with brand new updated maps.
 - o The website has been updated to include up to date forms linked to the State's website. Gave residents information in each tab instead of just forms without explanations. Created a handful of new forms for the office such as "Closed Business Forms" and Chapter applications to include email addresses.
 - o Forms of List are already to label and mail out once PK allows FY22 to be editable
- Senior Work Off Discussion

- Due to the Pandemic and State of Emergency, the Finance Department believed that all people accepted into the FY20 Senior Work Off Program should be allowed the max \$750.00 gross exemption.
 - Motion to allow the Assistant Finance Director to apply the exemption equally among all participants. Motion Peter, 2nd Ellen (3-0).
- Discussion about Parcel #95-3-A purchased by Capeway Cannabis earlier in the fiscal year
 - They will receive a PILOT payment which will be due as of 5/3/2021 per Mass General Law Chapter 59 Section 2C
- NCWD Discussion
 - Due to properties not having access to potable water, a case can be made that it affects the valuation of the property since it is based on “fair market value”. After some research, a common method to correct real estate that is affected is to adjust the value by the cost to cure, i.e. if it costs \$14,000 to install a . Having no potable access to water is an example of functional curable obsolescence.

No Old Business

Status Updates

Executive Session:

Any other business:

Next meeting:

December 1, 2020 at 5:30 PM

Motion to adjourn at 5:59 by Peter, 2nd by Mike (3-0)

Respectfully submitted,

Craig Schoaf
Assistant Finance Director