



TOWN OF CARVER ASSESSOR'S OFFICE

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Cranberry Land USA

December 1, 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: 5:40PM by Chairman Mike Paduch

Review of Minutes:

- N/A

Citizen Participation:

No residents attended

NEW BUSINESS

- Presentation by Moira Roach from PK & Associates about the FY21 valuations.
 - o Average single family home value increased between 6-7%.
 - o Condo valuations increased only 3%.
 - o Projecting out for next fiscal year could involve another 7% increase in home values
 - Moira is seeing this trend nationwide, not just in Carver.
 - o Residential values in 2019 increased at a higher percentage than commercial values.
- After discussion with Moira, the Board signed the LA4, LA13 and the LA15.
- With values approved by the Board of Assessor's they will then be submitted to the state. We are expecting a quick turnaround in order to have the Classification Hearing on Friday December 4th with the Selectboard
- Discussion about the Residential Factor
 - o For the last 2 fiscal years, Carver approved a 145% shift in the levy
 - o Motion to recommend to the Selectboard a Residential Factor of 0.910158
 - Made by Ellen, 2nd by Peter (3-0)
- Discussion regarding the Residential Exemption, Open Space Discount and the Small Commercial Exemption
 - o Motion to make a recommend to the Selectboard to not grant the Residential Exemption, Open Space Discount and the Small Commercial Exemption
 - Made by Ellen, 2nd by Peter (3-0)

No Old Business

Status Updates

Executive Session:

Any other business:

Next meeting:

December 15, 2020 at 5:30 PM

Motion to adjourn at 6:55 by Peter, 2nd by Ellen (3-0)

Respectfully submitted,

Craig Schoaf
Assistant Finance Director