

## **Town of Rochester**

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## **Assessing Staff:**

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JULY 26, 2021

## ASSESSORS MEETING

5:00 PM - 6:15 PM

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON JANA CAVANAUGH. ALSO PRESENT, ASSESSORS DIANA KNAPI AND DEBRA LALLI AND PRINCIPAL ASSESSOR KAREN TRUDEAU

THE BOARD REVIEWED, APPROVED AND SIGNED THE MINUTES OF THE JULY 12, 2021 REGULAR ASSESSORS' MEETING

THE BOARD REVIEWED, APPROVED AND SIGNED THE MINUTES OF THE JULY 12, 2021 EXECUTIVE SESSION

THE BOARD REVIEWED, APPROVED AND SIGNED A PURCHASE VOUCHER TO KAREN TRUDEAU FOR REIMBURSEMENT FOR SIGN-UP TO USPAP COURSE IN THE AMOUNT OF ONE HUNDRED, SEVENTY-FOUR DOLLARS AND NO CENTS (\$174.00)

THE BOARD REVIEWED, APPROVED AND SIGNED A WARRANT TO THE TAX COLLECTOR FOR THE THIRD 2021 MOTOR VEHICLE AND TRAILER EXCISE TAX COMMITMENT IN THE AMOUNT OF FORTY-ONE THOUSAND, FIVE HUNDRED, SIXTY-FOUR DOLLARS AND FORTY-FIVE CENTS (\$41,564.45)

THE BOARD REVIEWED, APPROVED AND SIGNED THE FOLLOWING JULY 2021 MONTHLY REPORTS:

LEVY OF 2020 MMV ABATEMENTS IN THE AMOUNT OF THIRTY-ONE DOLLARS AND NINE CENTS (\$31.09)

LEVY OF 2021 MMV ABATEMENTS IN THE AMOUNT OF TWO THOUSAND, FIVE HUNDRED, SIXTY-NINE DOLLARS AND SEVENTY-THREE CENTS (\$2,569.73)

LEVY OF 2021 UNCOLLECTABLE PERSONAL PROPERTY ABATEMENT IN THE AMOUNT OF SEVEN HUNDRED, TWENTY-FIVE DOLLARS AND NINETY-EIGHT CENTS (\$725.98).

CITING EXEMPTION #7 TO COMPLY WITH, OR ACT UNDER THE AUTHORITY OF, ANY GENERAL OR SPECIFIC LAW OR FEDERAL GRANT-IN-AID REQUIREMENTS AND ON A MOTION DULY MADE (LALLI) AND SECONDED (CAVANAUGH) IT WAS VOTED TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF ADDRESSING FY 2023 CHAPTER APPLICATIONS. IT WAS NOTED THAT THE BOARD WILL RETURN TO REGULAR SESSION.

WITH ROLL CALL VOTE ALL IN FAVOR, LALLI (YES), CAVANAUGH (YES) AND KNAPP (YES) IT WAS UNANIMOUSLY VOTED TO ENTER INTO EXECUTIVE SESSION AT 5:20 PM

THE BOARD RETURNED TO REGULAR SESSION AT 5:45 PM AND APPROVED THE FOLLOWING FY 2023 CHAPTER APPLICATIONS, WHICH WERE REVIEWED DURING EXECUTIVE SESSION:

MAP 4 / LOT 20	510 NEW BEDFORD ROAD	CHAPTER 61A PURSUANT TO CHAPTER 61
MAP 23 / LOT 20	ONE PEREZ SMITH LANE	CHAPETR 61A PURSUANT TO CHAPTER 61
MAP 12 / LOT 1B	417 MARYS POND ROAD	CHAPTER 61B RECREATION
MAP 47 / LOT 11	545 SNIPATUIT ROAD	CHAPTER 61B RECREATION
MAP 44 / LOT 14	339 NORTH AVENUE	CHAPTER 61B RECREATION
MAP 9 / LOT 1A	258 MARYS POND ROAD	CHAPTER 61B RECREATION
MAP 27 / LOTS 17 & 2A	149 BURGESS AVENUE	CHAPTER 61B RECREATION
MAP 46 / LOT 13A	0 FEATHERBED LANE	CHAPTER 61B RECREATION
MAP 34 / LOT 6A	323 ROUNSEVILLE ROAD	CHAPTER 61B RECREATION
MAP 36 / LOT 14	0 ROBINSON ROAD	CHAPTER 61B RECREATION
MAP 29 / LOT 8C	1 HAPPY TAILS LANE	CHAPTER 61B RECREATION
MAP 11 / LOT 5E	0 WALNUT PLAIN ROAD	CHAPTER 61B RECREATION

THE BOARD HAS HAD NUMEROUS AND PROLONGED PROBLEMS WITH THE VISION UPGRADE DONE A FEW YEARS AGO. THE COMPANY WAS SOLD AND IS IN THE PROCESS OF BEING SOLD AGAIN. VISION RESPONSE TO COMMUNICATIONS TO FIX PROBLEMS HAVE SEEN NO RESULTS. THIS HAS GREATLY IMPACTED THE TIMELY ADMINISTRATION OF THE REVALUATION PROCESS. THE BOARD REVIEWED THE DRAFT ARTICLE FOR THE SPECIAL TOWN MEETING REGARDING THE LICENSING AND INSTALLATION OF A NEW CAMA SYSTEM FOR THE PURPOSE OF ONGOING VALUATION OF PROPERTY. SEE ATTACHED. A TARGET DATE OF JANUARY 2022 HAS BEEN SET FOR THE POSSIBLE CONVERSION.

THE BOARD CONDUCTED A BRIEF REVIEW OF SOME DISCREPANCIES IN DATA FOR MAP 35 / LOT 47A AND CONCLUDED THAT FURTHER RESEARCH WAS WARRANTED.

THE BOARD CONTINUED ITS WORK ON SALES REVIEWS. CHAIRPERSON CAVANAUGH PROVIDED THE FOLLOWING REPORTS FOR REVIEW:

GROUP SUMMARY BY LAND USE

GROUP SUMMARY BY STYLE

GROUP SUMMARY BY ACTUAL YEAR BUILT

GROUP SUMMARY BY SALE PRICE QUARTILE

GROUP SUMMARY BY LOT SIZE

GROUP SUMMARY BY BUILDING SIZE

GROUP SUMMARY BY SALE DATE QUARTILE

GROUP SUMMARY BY LAND NEIGHBORHOOD

GROUP SUMMARY BY SALE PRICE HALF

GROUP SUMMARY BY SALE DATE HALF

GROUP SUMMARY BY SALE DATE YEAR

GROUP SUMMARY BY SALE PRICE GROUP

GROUP SUMMARY BY RESIDENTIAL GRADE

101'S DETAIL 2020 SALES

NEIGHBORHOOD DETAIL 2020 SALES

YEAR BUILT DETAIL 2020 SALES

**GRADE DETAIL 2020 SALES** 

STYLE DETAIL 2020 SALES

PRINCIPAL ASSESSOR KAREN TRUDEAU NOTED THAT DUE TO COVID, PERMIT INSPECTIONS ARE A LITTLE BEHIND SCHEDULE. SHE HOPES TO HAVE ALL PERMITS VISITED AND VERIFIED BY THE END OF SEPTEMBER.

THE BOARD CONDUCTED A DISCUSSION REGARDING THE EMAIL WITH ATTACHMENT RECEIVED FROM TOWN COUNSEL REGARDING LONGBOW LANE. THEY ALSO REVIEWED THE PLANNING BOARD ABUTTERS LIST COMPLETED ON FEBRUARY 2, 2021 AND THE CONSERVATION COMMISSION ABUTTERS LIST COMPLETED ON MARCH 16, 2021. BOTH LISTS' TITLES NOTE THAT LOT 29F IS A PLAN OF LAND/BUILDER'S LOT NUMBER. THE BOARD ALSO REVIEWED THE PLANNING BOARD'S AND THE CONSERVATION COMMISSION'S NEW NOTICES OF PUBLIC HEARINGS AND THEIR REFERENCES TO THE ASSESSORS' OFFICE. A BRIEF DISCUSSION ENSUED AND THE BOARD AGREED THAT A MEETING WITH TOWN COUNSEL WAS WARRANTED.

ON A MOTION DULY MADE (LALLI) AND SECONDED (KNAPP) IT WAS UNANIMOUSLY VOTED TO ADJOURN AT 6:15 PM

RESPECTFULLY SUBMITTED DEBRA M. LALLI, MAA BOARD OF ASSESSORS MINUTES APPROVED

JANA G. CAVANAUGH, CHAIRPERSON

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