

**BOARD OF
ASSESSORS
MEETING
MINUTES**

October 11, 2017

Town Hall 1 Main St., Upton, MA 01568

**Chairman James Earl, Assessor Kelly McElreath, Assessor
William Taylor, Department Coordinator, Tracey Tardy**

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, called to
2 order by Chairman Taylor at 3: 33 p.m. Second: Assessor Earl, majority vote by the
3 Board

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5 Attendees: Chairman Bill Taylor, Assessor McElreath, Assessor Earl, Department
6 Coordinator Tracey Tardy (Assessor McElreath arrived at meeting @ 3:45 p.m.)
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8 Motion made by Chairman Taylor to accept the executive session meeting minutes and
9 the regular meeting minutes from 9/27/17. Second Assessor Earl, majority vote of the
10 Board

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12 Motion made by Chairman Taylor to approved Motor vehicle abatement application and
13 certificates. Second: Assessor Earl, majority vote of the Board

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15 Motion to approve Vouchers, unanimous vote by Board

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17 4:00 conference call with Dan Lane from Northeast Revaluation LLC to review the land
18 curve on rear acres.

19
20 Mr. Lane was asked why he recommended removing the land curve? His response was
21 that the Department of Revenue brought to his attention that we are one of only a few
22 towns left that have a land curve.

23
24 Assessor McElreath asked what would happened to the values if the curve was slowly
25 reduced by year starting @ 5%. Mr. Lane responded that currently the rear acres (any
26 amount over 2 acres) are on a curve of up to 40%. The more acres owned the less it is
27 per acre. He will have Daniel Ducharme run reports showing what would happen to the
28 rear values if it was reduced by 5%, 10%, 15%, and 20%.

29
30 The rear acre price currently with a curve is \$12,000 and has been for a few years. The
31 amount per acre would have come from the sales of large parcels of land that were not
32 in chapter land before the sale. If the curve were removed the price per rear acre would
33 still depend on any arm's length sales for large parcels and may or may not change
34 from the current \$12,000 per acre.

35
36 Per Chairman Taylor approximately 500 parcels of the 3200 will be affected by any
37 changes to the curve.

38
39 The Board will review the reports that Mr. Lane sends to the office and from that they
40 will then make a decision as to what is best for the town. Also more research will be
41 done by the Assessor's before a final decision is made.
42

43 The August permits were reviewed
44
45 The discussion for the GIS data layer and mapping project to correct map errors was
46 tabled until a future meeting.
47
48 The wet lands project and easement policy has been tables until a future meeting.
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50 The Coordinator informed the board that the classification hearing for the single or split
51 tax rate is scheduled for November 16 @ 6:00 p.m.
52
53 The Board received 2-chapter land 61A applications that require more info. This item
54 was not on the agenda so the decisions on what to do with the applications have been
55 deferred until the next scheduled meeting so it can be placed on the agenda.
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57 The November 22 meeting will be moved to November 16th and held before the
58 classification hearing.
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60 Meeting adjourned @ 4:29 p.m. unanimous vote of the Board
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62
63 Respectfully Submitted,
64
65
66 Tracey Tardy, Department Coordinator
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