

Town of Newbury, MA

25 High Road, N

Board of Assessors Meeting Minutes 12-16-2014**Town Of Newbury**

Office of

The Board of Assessors

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Frank "Budd" Kelley, Chairman, Board of Assessors
 Sanford "Sandy" Wechsler, Assessor
 Linda McCamic, Assessor

Michelle I
 Cathy Mc

December 16, 2014**Open Session Meeting M**

Present: Chairman B. Kelley, Mr. S. Wechsler, Ms. L. McCamic, and Tracy Blais, Town Administrator/Procurement Director

1. The meeting opened at 6:02 pm. Open Session and Executive M 2014 were approved and signed.
2. 6:15PM: Meeting with Mark Harrell of Patriot Properties: Chairm regarding Plum Island Oceanfront values. Mark stated could not to the ATB decision, he simply could not make it work. He further on the oceanfront than we would across the street and beyond. S oceanfront. This way, the lower values will take care of any furthe and complaints. Chairman Kelley stated he spoke to Mark Harre can be used as sales. Mark said that direction would not work wit DOR. Mark further state that moving forward, we should move al and hire an appraiser, MAI with erosion experience who specializ Mark said he can recommend a couple of appraisers if need be.

Principal Assessor Branciforte asked Mark how we should proceed with the cases. What if the appellants go to the ATB with the FY2015 values? Mark stated that we have "different conditions today than what we had when we set them the same value difference. Moving forward fight the ATB with the waterfront properties. It would cost the town \$5,000.00 to \$7,000.00 for a formal appraisal. Town Council should be introduced to the Plum Island. Current values are 75% to 80% oceanfront and 95% across the street.

3. The meeting with Mark Harrell ended at 6:45 PM. Ms. McCamic stated that the values on oceanfront were lowered. Are we blaming the land cur? Chairman agreed. Ms. McCamic asked Principal Assessor Branciforte to explain further his decision to lower the entire oceanfront as opposed to just where all of the erosion issues are currently occurring. Chairman does not see a reason why we should solicit a different vendor other than the one we agreed. Ms. McCamic stated that she uses Vision Appraisal for her work and is happy with them. Ms. McCamic suggested we research and compare other vendors. Chairman Kelley asked Principal Assessor Branciforte to bring to the next meeting to compare against a Patriot PRC.