

Board of Assessors Meeting Minutes 2-3-2015

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

Michelle Branciforte,
Cathy McCoy, Assessors Clerk

February 3, 2015
2/24/2015)

Open Session Meeting Minutes (APPROVED

Present: Mr. S. Wechsler, Ms. L. McCamic, Principal Assessor M. Branciforte

- The meeting opened at 6:03 p.m. Open and Executive Session Meeting Minutes from the January 6, 2015 meeting were approved and signed by Mr. Wechsler.
- January Abatements report was approved and signed
- Statutory Exemption Applications were reviewed, approved and signed.
- Vision Vs. Patriot CAMA systems online PRC distributed by Ms. McCamic. Board discussion comparing the two CAMA system cards. There are pro's and con's to each card. Ms. McCamic asked if Patriot Properties is supposed to take pictures or update property pictures. Per Principal Assessor conversation with Mark Harrell in FY2014, Mark confirmed that they update pictures as part of the data collection/cyclical inspection process. Ms. McCamic pointed out 27 Annapolis Way is missing a picture. She also pointed out 18 Fordham Way. It lists as 10 rooms and 2 bathrooms and 2 half bathrooms, which Ms. McCamic and Mr. Wechsler feel it is not accurate. PRC shows Patriot was there to inspect in 2014. Principal Assessor Branciforte stated she will request an inspection appointment of all 3 Aquamarine properties, as the weather improves.
- Principal Assessor Concerns and Setting Values Recommendations – Principal Assessor Branciforte proposed that moving forward, the following procedure is followed with CAMA vendor, Patriot Properties:
 - Mark Harrell, Patriot Properties to come to Newbury and review reports with Principal Assessor Branciforte during the valuation setting process.
 - Once values are set, Principal Assessor Branciforte to print or email Current to Previous reports and Certification by Location or (NBC) reports, and have the Newbury Board of Assessors review them for any discrepancies or issues they may find.
 - Once these reports are approved by the Board of Assessors, we can start submitting certification reports to the DOR.

Mr. Wechsler and Ms. MCCamic agreed with this process. The following vote roll call vote was taken:

Mr. Wechsler – yes Ms. McCamic – yes

Principal Assessor Branciforte also presented PRC for 21 Basin Front Dr., Newbury. A building permit was issued in 2012 for \$327,025 for a New Construction. This property was never measured and listed by Patriot. Building value is still currently \$112,100. Principal

Assessor Branciforte will check with the Building Dept. on all missing pieces and will ask for the building plans. An Omitted and revised Bill will have to go out by June 24, 2015, along with a similar bill to Mr. Bandoian's property at 41 Annapolis Way for the building that was erroneously removed last summer by Patriot.

- Next BOA meeting date will be Tuesday, February 24, 2015 at 6:00PM. Mr. Wechsler suggested that in the meantime, if Chairman Kelley wishes to review FY2015 Abatement Applications, he should do so during normal business hours.

At 6:30 p.m. Mr. Wechsler motioned to adjourn the open session. Ms. McCamic seconded the motion. The following roll call vote was taken:

Mr. Wechsler – yes Ms. McCamic - yes

All were in favor.

Frank "Budd" Kelley, Chairman , Board of Assessors
MAA, Principal Assessor
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Linda McCamic, Assessor

Michelle Branciforte,
Cathy McCoy, Assessors Clerk

(APPROVED 2/3/2015)

SETTING VALUES RECOMMENDATION TO THE NEWBURY BOARD OF ASSESSORS

January 29, 2015 to be presented at the February 3, 2015 meeting

Principal Assessor Branciforte recommends the following procedure as a check to the valuation setting process:

- Mark Harrell, Patriot Properties to come to Newbury and review reports with Principal Assessor Branciforte during the valuation setting process
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Sanford "Sandy" Wechsler, Assessor

Linda McCamic