

MINUTES
TOWN OF MONTAGUE ASSESSING DEPARTMENT
1 Avenue A (2nd Floor) Turners Falls, MA
April 27, 2020

A meeting of the Montague Board of Assessors was held on Monday, April 27, 2020. Assessors present: Ann Cenzano and Karen Tonelli, Director of Assessing. Chairman Paul Emery attended the meeting remotely. The meeting was called to order at 3:30 p.m.

A motion was made and seconded to approve the minutes of the March 2, 2020 meeting. The Board voted unanimously.

The Board reviewed the Chapter 61A application of Mr. Arecola and determined that he did not qualify due to the two year requirement. It was also noted that his application was too late for Fy21 and too early for FY22. The Board vote to deny the application as submitted. Karen will provide an explanation to him and return the checks.

The Board members signed a Certificate of Rollback to Mr. Komosa for parcel 51-0-100. The penalty taxes were computed as a result of notice from Mr. Komosa of his intention to build a home on the parcel. Board members reviewed the Chapter file and various maps for the remaining parcels owned by Mr. Komosa and determined that those parcels no longer qualify. It was voted unanimously disallow chapter classification for Parcels 51-98, 51-96 and 51-97.

The Board members approved and signed two (2) Recommitment Warrants for 2014 MVE in the amount of \$47.92 and \$107.92 at the request of the Tax Collector.

A discussion took place regarding penalties for failure to respond to Income and Expense data. Karen stated that while we generally have a good response rate from landlords, there are many who consistently do not provide the rental and expense data. There are concerns that those buildings are or may have lower assessments as a result of this lack of data. The Board voted to institute a policy of applying penalties for those property owners who do not comply with our requests for data under M.G.L. Chapter 59 Section 38D. This will take effect for Fy21. The deadline date for complying was April 1, 2020, however, Karen will be sending a second notice to give those that have not replied another (7) seven days to do so and avoid the penalty.

The Assessors signed a warrant for MVE#2 (2020) totaling \$59,578.98.

The Board members reviewed and signed the monthly summary of abatements/exemptions issued in the month of March, 2020 (Real Estate = \$3,372.33 and Personal Property = \$46.46).

The Board also voted to approve a contract in the amount of \$4,900.00 with Cornell Consultants to provide assistance with data transformation through the use of Excel. Specially, he will create dashboards for sales data and income and expense information which will make the entering and analysis of this information much quicker.

Upon a Motion duly made and seconded, it was voted to adjourn the regular session meeting at 4:05 p.m.

At that time a Motion was made and seconded to go in to Executive Session to discuss pending abatement applications as indicated on the meeting agenda. The board indicated that they would NOT reconvene the regular session.

Respectfully submitted,

Karen M. Tonelli, M.A.A.

Approved:_____

List of Documents

Monthly summary March, 2020

Cornell Consultants Contract

MVE 2020 Warrant

MVE recommitments (2014)

Chapter Applications and related chapter documents