



TOWN OF LUDLOW
BOARD OF ASSESSORS

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TOWN OF LUDLOW

BOARD OF ASSESSORS MINUTES FOR TUESDAY, NOVEMBER 28, 2017

Minutes of the Board of Assessors Meeting held November 28, 2017 at 5:30 p.m. in the Assessor's Office, 3rd Floor @ Ludlow Town Hall

Members of Board of Assessors: Beverly Barry - Chairman (Present)
Antonio Rosa - Clerk (Present for a portion of meeting)
Michael O'Rourke - Member (Present)

Also in Attendance: Jose Alves - Assistant Assessor (Present)
Maria Fernandes - Associate Assessor (Present)
Paul Kapinos - from Paul S. Kapinos & Associates

Meeting began at 5:30 p.m. called to order by Ms. Barry in the Assessor's Office.

121. Motion made by Mr. O'Rourke to sign 2016 and 2017 Motor Vehicle and Trailer Excise Tax Abatement Record for the month of November 2017, in the total amount of \$3,426.03. Motion seconded by Ms. Barry. Motion passed 2-0.
122. Motion made by Mr. O'Rourke to sign Fiscal Year 2017 Boat Excise Tax Abatement Record for the month of November 2017, in the amount of \$28.52. Motion seconded by Ms. Barry. Motion passed 2-0.
123. Motion made by Mr. O'Rourke to sign Fiscal Year 2016 Real Estate Tax Abatement Record for the month of November 2017, in the amount of \$2,462.06. Motion seconded by Ms. Barry. Motion passed 2-0.
124. Motion made by Mr. O'Rourke to approve and sign 2016 and 2017 Motor Vehicle and Trailer Excise Tax Abatement Applications, Certificates and Denials. Motion seconded by Ms. Barry. Motion passed 2-0.

Note: Mr. Rosa joined the Board of Assessor's Meeting @ this point in their meeting

125. Motion made by Mr. O'Rourke to approve and sign 2 copies of Commitment List 6 for 2017 Motor Vehicle and Trailer Excise Taxes, in the amount of \$48,513.36. Motion seconded by Mr. Rosa. Motion passed 3-0.

126. Motion made by Mr. O'Rourke to approve and sign Assessor's Warrant to Tax Collector, Fred Pereira for 2017 Motor Vehicle and Trailer Excise Taxes for Commitment 6, in the amount of \$48,513.36. Motion seconded by Mr. Rosa. Motion passed 3-0.
127. Motion made by Mr. O'Rourke to approve and sign the Board of Assessor's Minutes from their meeting held on November 14, 2017. Motion seconded by Ms. Barry. Motion passed 2-0. (Mr. Rosa was absent from the above meeting so abstained)
128. Motion made by Mr. O'Rourke to approve and sign the Board of Assessor's Warrant to Tax Collector, Fred Pereira for Fiscal Year 2018 Betterment and Special Assessments Added to the Annual Taxes, in the amount of \$77,556.00. Motion seconded by Mr. Rosa. Motion passed 3-0.
129. Motion made by Mr. O'Rourke to sign the Tax Rate Documents. Motion seconded by Mr. Rosa. Motion passed 3-0.

Executive Session: Motion made by Mr. O'Rourke to go into Executive Session at 5:45 p.m. and return to regular session when Executive Session has ended. Motion seconded by Mr. Rosa. Motion passed 3-0

- Board to meet at 5:45 p.m. with Paul Kapinos from Paul S. Kapinos & Associates to discuss Executive Summary for the Tax Classification Hearing.

To Comply with Mass Law Chapter 59, Section 60 and will return to regular session when Executive Session has ended.

Roll Call:

Antonio Rosa - yes
Beverly Barry - yes
Michael O'Rourke - yes

Motion made by Mr. O'Rourke to come out of Executive Session at 6:00 p.m. , and return to regular session and attend the Board of Selectmen's Fiscal Year 2018 Tax Classification Hearing. Motion seconded by Mr. Rosa. Motion passed 3-0.

Roll Call:

Antonio Rosa - yes
Beverly Barry - yes
Michael O'Rourke - yes

Meeting: 6:00 p.m. with the Board of Selectmen for the Fiscal Year 2018 the Tax Classification Hearing. Motion seconded by Mr. Rosa. Motion passed 3-0.

- The Board of Assessors, Assistant Assessor Jose Alves, Associate Assessor Maria Fernandes and Paul Kapinos from Paul S. Kapinos & Associates to meet at 6:00 p.m. with the Board of Selectmen for the Tax Classification Hearing.

The Board of Assessor's Chairperson, Ms. Barry presented the Executive Summary and the Tax Classification Analysis to the Board of Selectmen. The new tax rate was presented at 100% is \$19.01, with last years rate being \$18.53, a \$.48 increase which is a 2.6% increase from last years rate.

The Town of Ludlow's growth increased by 46.7% to \$617,457.00, last years was \$421,022.00. The main growth was seen in residential growth, mainly generated from new construction and new lot creation. Due to the disproportionate increases by imposing a split rate, the Board of Assessors strongly recommended keeping the Classification Rate at 100%.

This new rate will equate to the average single family home tax bill increase of \$143.00, a 3.5% increase, with a commercial increase of an average of \$342.00, a 3.8% increase. The Tax Levy has increased 4.7% from a previous \$36,846,047.00 to \$38,585,108.00; this is \$1,739,060.00 (3.3%) below the maximum allowable levy of \$39,911,911.00.

The Board of Assessors was looking for 2 other votes, because they were strongly against the Residential Exemption and the small Commercial Exemption which would further create disproportionately between all Residential and Commercial Classes.


Discussion:

- **Next Meeting - Wednesday, December 20, 2017 at 4:30 p.m.**

Motion made by Mr. O'Rourke to adjourn at approximately 7:00 p.m. Motion seconded by Mr. Rosa. Motion passed 3-0.

Respectfully submitted,


Beverly Barry, Chairman


Antonio Rosa, Clerk


Michael O'Rourke, Member