

**TOWN OF SOMERS
BOARD OF ASSESSORS
REGULAR MEETING**

THURSDAY, AUGUST 13, 2009

6:00 P.M.

ASSESSOR'S OFFICE

MINUTES

1. CALL TO ORDER

Robert Loubier, Co-Chairman, called the meeting to order at 6:00 p.m. in the Assessor's Office in Town Hall. Joanna Wheeler, Board Member, Gregory Simmons, Chief Financial Officer and Patricia J. Juda, Assessor were in attendance.

2. APPROVAL OF MINUTES OF REGULAR MEETING OF FEBRUARY 5, 2009.

Joanna made a motion to accept the minutes of the February 5, 2009 regular meeting. This motion was seconded by Bob and unanimously approved.

3. CORRESPONDENCE

There was no correspondence.

4. ASSESSOR'S OFFICE REPORT

- March 9, 2009 mailed M65A - Manufacturing Machinery & Equipment Exemption to OPM due March 15, 2009.
- March 10, 2009 mailed M37 – State Owned Real Property report to OPM due April 1, 2009.
- June 15, 2009 mailed DEP Forestry Division report of all classified acres due June 30, 2009.
- July 1, 2009 electronically filed M35B – Reimbursement for Elderly Homeowners to OPM due July 1, 2009.
- July 10, 2009 electronically filed first Renter's Claim form to OPM.
- July 27, 2009 mailed M59a – Additional Veteran's Exemption to OPM due August 1, 2009.

- July 31, 2009 electronically filed second Renter's Claim form to OPM.

Assessor attended Annual Assessor's School at UCONN on the first week of June. New legislation includes:

- PA 09-60 – Towns may defer revaluation until not later than 10/1/2011.
- PA 09-176 – Allows disabled veteran to file proof of disability percent once only.

Sales ratios were as follows:

- February 2009 .66
- March 2009 .71
- April 2009 .64
- May 2009 .58
- June 2009 .60
- July 2009 .59

Joanna made a motion to accept the Assessor's report. This motion was seconded by Bob and unanimously approved.

5. 2009 REVALUATION

- June 2, 2009 Vision software installed in Somers – conversion completed.
- July 14, 2009 Data Mailers sent to all property owners.
- August 3, 2009 Two commercial appraisers reviewed the commercial properties and one residential reviewer is reviewing all the properties sold in the past two years.

Joanna made a motion to accept the Assessor's report on revaluation. This motion was seconded by Bob and unanimously approved.

6. LAND USE VALUES FOR FARM, FOREST AND OPEN SPACE

There was discussion concerning the minimum acreage required for open space classification. Bob explained there was discussion in prior years to increase the minimum acres required to 3.0, however, that change was not implemented and remains at 1.84 acres.

Joanna made a motion to utilize the most current land use values as recommended by the Office of Policy and Management in consultation with the Department of Agriculture in 2005, for land classified as farm and forest land and open space, using \$1665 per acre for open space, commencing with the October 1, 2009 Grand List. This motion was seconded by Bob and unanimously approved.

7. BILLS TO BE PAID

The following bills were presented:

- Total Valuation Services LLC for annual software license & support \$6,080.00
- Quality Data Service for software and Licensing 5,000.00
- Fall Symposium on VIN decode program & GIS mapping 60.00
- Vision Appraisal Technology for Revaluation
 - 6/11/09 payment 6,262.00
 - 7/7/09 payment 1553.00
 - 8/10/09 payment 12,438.00
- Annual Assessor's School for Pat 350.00
- CAAO Motor Vehicle Pricing Subscription 430.00

Joanna made a motion to approve the bills for payment. This motion was seconded by Bob and unanimously approved.

8. OLD BUSINESS

No old business.

9. NEW BUSINESS

No new business.

10. AUDIENCE PARTICIPATION

No audience participation.

11. ADJOURNMENT

Joanna made a motion to adjourn at 7:05 p.m. This motion was seconded by Bob and unanimously approved.

Patricia J. Juda
Secretary

Robert Loubier
Co-Chairman

Minutes are not official until approved at a subsequent meeting.