

Chelsea Board of Assessors
Meeting Minutes
June 11, 2013

1. The meeting was called to order at 4:24PM by Chairman Smith.

Assessors present: Benjamin Smith and Mike Pushard

Others present: Scott Tilton (Town Manager), Michael O'Donnell (O'Donnell Associates) and Edwin West

2. Scheduled Items:

- A. Mike O'Donnell reviewed with the Assessors the proposed land schedules being developed for the revaluation. The proposed schedules seemed to the Assessors to be high and needing to be reduced. The overall ratio of land values to selling prices was averaging over 100%. The Assessors requested that the base lot price be adjusted downward closer to current values and that the ratio lowered to between 99% and 100% on average. Mike O'Donnell will adjust the numbers to lower the proposed land schedules.

- B. Mike O'Donnell reviewed with the Assessors the proposed building schedules being developed for the revaluation. The proposed schedules seemed to the Assessors to be slightly higher but the creation of tables taking into account the location and condition should create the value equity the Assessors are seeking.

- C. Mike O'Donnell reviewed with the Assessors the progress being made in obtaining Personal Property tax information. To date only 30% of the property owners have returned the property declarations. There will be a fair value assigned to the personal properties who did not return the declaration. Most of the owners of Personal Property that sent back the declaration will be eligible for the BETE/BETR program refund through the State of Maine.

- D. Mike O'Donnell reviewed with the Board of Assessors the current plan to assess the non-exempt portions of properties that had been receiving tax exemptions.

E. The Board of Assessors reviewed the draft Revaluation Notice that will be sent to all Chelsea taxpayers. The format of the letter was approved and a tentative date for hearings was set.

3. There was no other business discussed by the Assessors.

4. The meeting was adjourned at 5:56PM

Approved by the Board of Assessors on June 20, 2013.

Benjamin Smith

Michael Pushard
Board of Selectmen