

**Town of Leicester
Board of Assessors
Minutes of January 29, 2019**

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LEICESTER, MASS.

CALL TO ORDER

Meeting called to order @ 6:00 pm with Michael DellaCava, Paul Davis, Art Paquette and John Prescott present.

ACTION ITEMS

Board members approved the minutes of October 16, 2018 as written.
Motion by Michael Della Cava, 2nd by Paul Davis. Motion passed.

Board members reviewed and approved four exemption applications and on real estate exemption as submitted by department personnel. Full list of exemptions on file within the Assessor's office

Board members reviewed and approved one chapter 61 and one chapter 61A lien release pending roll-back tax payment of \$2,394.55. property located on parker street and owned by Webster First Bank.

Board members set 2019 meeting dates to be on the third Tuesday of the month as needed. Special meeting dates will be posted if necessary.

UPDATE

John Prescott provided office news document to board members.

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DEPARTMENT BILLS PAID

none

CORRESPONDENCE

City and Town newsletter
The Beacon
MAAO news letter

ADJOURNMENT

Citing no other business, motion to adjourn by Paul Davis at 7:05pm
second by Michael DellaCava, motion passed

Respectfully Submitted,

Paul Davis, Clerk



Town of Leicester
OFFICE OF THE ASSESSOR
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508)892-7001 Fax: (508)892-7070
John Prescott MAA, Principal Assessor

December News

January 10, 2019

Assessment data has been transferred to the Tax collector for the 3rd and 4th tax billing cycle with warrants to collect and commitment forms to both the Tax Collector and Town Accountant. Tax bills will be mailed timely and third quarter bills are due February 1, 2019. Fiscal 2019 brought higher assessments to improved properties of both residential and commercial and industrial properties. Assessments are developed using only arms-length sales data within the town of Leicester, we are required by the MA Dept. of Revenue to revalue all property annually. After years of very little change in home sale prices a significant rise in prices of homes within Leicester in 2017 has increased assessments. Speaking with other communities this appears to be a common scenario within the region. Sales data from 2017 supports the assessments and preliminary analysis of 2018 sales data continues to support the increased assessments.

Taxpayers who may believe their property is over valued can file an abatement application with this office. Since the values are generated based on data, upon receipt of an application, the property will be inspected by the Assessor. If there are data changes that will reflect a lower assessment an abatement will be granted. Taxpayers have until February 1st to file for an abatement.

Other daily goings on within this office include management of the Senior work-off program, betterment data entry as well as calculating betterment pay-offs, exemption data entry and application review, auto excise management, abutters list generation, process daily incoming and outgoing mail for all offices, property sale data entry and physical property review, building permit inspections and cyclical real estate review.

Building Permit, Cyclical and Property sale reviews are generally scheduled in the afternoon allowing the Assessor to maintain regular office hours to be available to the Public. Inspections may be scheduled earlier in the day should the need arise to accommodate the needs of the taxpayer.