

**BOARD OF ASSESSORS**  
**June 27, 2012**  
**BEDFORD TOWN HALL**

**CALL TO ORDER:** Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.

**ROLL CALL:** Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.

**GUESTS:** Tom Swaim, Janet Silverman, and Jonathan Avery, all representing Carleton-Willard Homes

**MINUTES:** The minutes from the open meeting of 6/13/2012 were reviewed. Ron Cordes made a motion to approve the minutes, seconded by John Linz. The minutes were approved as written by unanimous vote. The minutes from the executive session of 6/13/2012 were reviewed. John Linz made a motion to approve the minutes, seconded by Ron Cordes. The minutes were approved by a unanimous vote without further discussion.

**BUSINESS:** 1. Hiring update: Six candidates have been interviewed for the Assistant Assessor position, with two more possible.

2. Carleton-Willard Homes: Ron Cordes opened the discussion with the three representatives from Carleton-Willard by stating that their opinion of value of \$17,400,000 was flawed. The value was calculated by taking 67% of the FY12 value of \$26,448,000, which had already been discounted because portions of the property were acknowledged by both sides to be tax-exempt. Alternatively, the discount should be taken from the appraised value of \$31,400,000 to arrive at a potential value. John Linz referenced the recently-completed summary provided to the Board by David Salinas, the appraiser hired jointly by the Board and Carleton-Willard in 2011 to do an appraisal on the property. Mr. Salinas's recommendation was a value of \$20-21,000,000. Following a brief discussion, the Board recommended a value of \$20,219,000 for FY12 and the representatives from Carleton-Willard agreed. Following additional discussion, it was agreed by both parties that the values for FY13 and FY14 will be tied to the percent change in the overall condominium market in Bedford, and for FY15 an appraiser will be hired jointly by the Board and Carleton-Willard to perform an analysis and submit an opinion of value.

3. Bruce Morgan gave a brief update on the inspection process, stating that about 100 inspections have been done since the last update and that one of the hired inspectors continues to do about 50/week.

4. Appellate Tax Board update: Settlements have been reached with 1 Oak Park Drive at \$1,524,500 for FY10, FY11, and FY12, and with 3 Oak Park Drive at \$2,800,000 for FY10, FY11, and FY12. Also, 2-22 Bedford Village was settled by

denying FY10 and FY11 and adjusting the FY12 value to \$5,089,500. NOTE: The FY12 settlements for all three properties were for abatement applications rather than ATB filings.

5. Signatures were completed as required.

6. Ron Cordes made a motion to adjourn into Executive Session at 8:30 pm to discuss pending litigation and not return to the open meeting. John Linz seconded the motion. A roll call vote followed, with John Linz voting yes, Ron Cordes voting yes, and Bruce Murphy voting yes.

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Bruce Morgan, Associate Assessor

Approved by the BOA July 18, 2012

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John Linz, Clerk