

Town of Lincoln
Board of Assessors Virtual Meeting Minutes
August 9, 2021
Virtual Meeting pursuant to Governor Baker's order of March 12, 2020
Zoom Meeting ID: Meeting ID: 883 8089 4615

Members Present Virtually: Ellen Meadors, Chair, Edward Morgan, Bruce Campbell
Staff Present Virtually: Harald Scheid, Dorothy Blakeley

The Board virtually approved:

- BOA Minutes of July 20, 2021
 - Schedule of Bills Payable – August 2021
 - July MVE Report
 - Review FY 2022 Exemption & Deferral Chart
- ✓ Harald and the Board discussed the volatile market of calendar year 2020 sales, which is the basis for our FY 2022 values. Harald noted we had approximately 65 arms length sales in 2020, including some Cape style homes assessed for \$550,000-\$600,000 selling for approximately \$850,000. This bizarre market caused the Assessment to sales ratio (ASR) and the Coefficient of Dispersion (COD) statistic to be unpredictable compared to previous years. Bruce asked about our neighborhood rating system and Harald responded with the six gradations of location desirability, R1, which are properties closest to Route 2 through R6, which are properties offering privacy and exclusivity. Also noted, is our current zoning requirements, 80,000 square feet, or 1.84 acres for a conforming lot, and every acre beyond that is valued at \$30,000 per acre. Lincoln has always been a community with a relatively high land value. Harald told the Board he still has a few open items to investigate including the commercial market valuations. It was decided by all that we will need another meeting within a couple of weeks to finalize values.
- ✓ Bruce Campbell inquired about the required Course 101 and it was agreed that Dorothy will send him a link to the online course.

The meeting was adjourned at 8:56 am.

The next meeting date is set for Monday, August 23, 2021 at 8:00 am

These minutes were approved on ^{August 23, 2021} Ellen B. Meadors

Ellen Meadors, Chair