

**Town of Lincoln**  
**Board of Assessors Virtual Meeting Minutes**  
**August 23, 2021**

**Virtual Meeting pursuant to Governor Baker's order of March 12, 2020**  
**Zoom Meeting ID: Meeting ID: Meeting ID: 829 0667 8849**

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

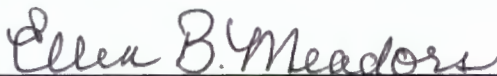
The Board virtually approved:

- BOA Minutes of August 9, 2021
- MVE Commitments 2021-03; 2021-52
- Lien releases for Chapter 61A Civico Oriole Landing LLC
  
- Harald and the Board discussed the Summary Report of Assessment to Sales Statistics that Harald prepared. The Board discussed the various neighborhood designations and the robust sales of the R1 neighborhood, which pointed to serious undervaluation. It was also noted that the R2, R3 and R4 property values also increased based on the sales in those neighborhoods; while the R5 and above values increased only slightly. Condominium values also showed a small increase by virtue of the sales in 2020. Harald noted that there have only been two commercial sales over the last two years. The former bank building across from the mall was assessed at \$1.3 million and sold for \$1.9 million, indicating that we need to adjust the valuation of that property upwards. The Department of Revenue (DOR) looks for any biases in assessment and will have to review and approve our FY2022 assessed values before we can proceed to set our tax rate. The Board discussed their availability to sign the required documents when they are ready.

The meeting was adjourned at 8:52 am.

The next meeting date is set for Monday, September 13, 2021 at 8:00 am

These minutes were approved on September 13, 2021



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Ellen Meadors, Chair