

Board of Assessors

April 4, 2000 - **Minutes**

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PRESENT: Assessor Peter S. Barney, Chairman, Assessor Marty Treadup, Clerk,
Assessor Robert Pacheco, Norman A. Bergeron, Administrative Assistant

Meeting called to order at 9:05 A.M.

Assessor Barney: A few things of interest on last week's sales include:

Location	Assessed	Sold
28 Cleveland Street	\$111,000	\$118,000
26 Elizabeth Street	\$110,000	\$120,000
31 Richmond Street	\$ 54,000	\$ 75,000
447 Sawyer Street	\$ 61,500	\$ 78,000
415 Wildwood Road	\$103,600	\$131,000
447 Wood Street	\$112,600	\$136,000

Assessor Pacheco: Mr. Chairman, I would like to openly discuss a situation that occurred where I was approached yesterday by a home owner on Fredericks Street. They seem to be up in arms because of all of the construction going on over there at the Roosevelt Junior High location. They are complaining about how the neighborhood is being thrashed with the big trucks in and out and all of the construction equipment. They feel that they will be looking for some adjustments in the year ahead.

Assessor Barney: They won't be eligible for anything because it's a temporary situation and the times and dates really won't have an effect on them. Their venue for stating complaints about the situation is with the City Council and they have an excellent Councillor in Councillor Pinheiro, and should discuss it with him.

Assessor Barney: 100/11 41 Collette Street Whaling City Pigeon Club

Recommendion is to abate \$8,000.

Assessor Treadup: Move to abate \$18,000.

Assessor Barney: Second.

All in favor? "Aye" Adjusted tax: \$595.98

Assessor Barney: Mr. Bergeron has very nicely presented us with his unaudited but better than audited figures for the Overlay, showing us to have an approximate \$3,323,947.92 balance. I expect to see some sort of action to release from overlay to overlay reserve and appropriate from overlay reserve to general revenue, and at the same time we are going to be asking for money for upgrading the computers, approximately \$25,000 more or less. The benefit of this to everyone in the City is that when we upgrade the computers in this office, the computers that we have, which are not all that old are very useful, are reused and given to other departments so that they can upgrade. Everyone benefits.

Assessor Barney: There are approximately 28 overvalue applications pending. More than half of these do not have authorization letters, and as such nothing will be done with them.

Assessor Barney: Yesterday I received a call from Mr. Bourasso who owns apartments on Old Plainville Rd. Each apartment unit is worth about \$375,000 to \$380,000 per unit, plus small pieces of land with it. I spoke to him on behalf of the Board and basically told him that the Board is now reconsidering its denial. The main reason is because he paid \$1,645,000 for these in 1998, and we only have \$1,600,000 on the whole thing. Our assessed value is less than his purchase price in the middle of an assessment year. That message was conveyed to him and he was pleasant about the whole thing.

Assessor Barney: We had at least five more cases yesterday. Two are commercial and that includes Mass Air. Of the residential ones, one was a gentleman who was not very nice on the phone.

Assessor Barney: Once, again the rising markets of real estate values on single family homes in the West End, most recently Tony Souza's sale on Seventh Street, certainly is indicative to anyone who reads it that something is happening and we can present it as part of the evidence package in an informal case.

I will now turn the floor to Mr. Bergeron, if he has anything to add today.

N. Bergeron: Carol has interviewed three people so far and has four more interviews set up for this week. We will have to make a decision by Friday. As far as applicants signing up, that ended yesterday at 4:00. The list of candidates is rather slim even though we had 250 names to select from. From that list, approximately 140 lived out of town so we couldn't consider those. Approximately 20 to 25 are already working for the City. Twelve people from the remaining balance came in to sign up.

Assessor Treadup: Move to adjourn.

Assessor Barney: Second.

All in favor?"Aye"

Meeting adjourned at 9:25 A.M.

Marty Treadup, Clerk