

Board of Assessors

September 22, 2000 - **Minutes**

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

Meeting called to order at 9:03 A.M.

Assessor Barney: I have a copy of the letter that I sent to Mayor Kalisz on the Personal Property contention from the ten thousand. I have heard that they want to get a meeting together at some point to discuss this, but they have yet to contact us about it. They will be doing so.

We have an invitation from Sullivan, Williams & Quintin, Attorneys at Law, for their annual "Thank You Bash" to be held on October 13, at Hawthorn Country Club.

The Bristol County Assessors Scholarship account is here to be posted for anyone interested in applying for scholarship assistance.

Assessor Treadup: Receive and place on file.

Assessor Barney: Second.

All in favor? "Aye"

Assessor Barney: Banker & Tradesmen sales for the last couple of weeks include:

45 Butler Street	Assessed: \$148,900	Sold: \$175,000	
75 Crapo Street	\$153,000	\$155,000	
53 Morgan Street	\$129,000	\$140,000	
66 Nautilus Street	\$102,900	\$139,000	
8 Spruce Street	\$ 66,000	\$ 86,000	
Assessor Barney:	Banker & Tradesman con't. Assessed:	Sold:	
	938 Terry Lane	\$ 68,500	\$110,500
31 Sharp Street	\$108,000	\$120,000	
72 Lemos Street	\$ 97,800	\$120,400	

34 Junior Street	\$ 99,700	\$130,000
163 William	\$ 91,000	\$120,000
333 Union Street	\$144,000	\$160,000
116 Fern Street	\$157,500	\$120,000

Assessor Barney: We have a property to vote as exempt.

120/60 59 Anthony Terrace N.E. Residential Services, Inc.

This is a charitable institution that takes care of women with handicap problems. They qualify under all the requirements. We need a motion to exempt.

Assessor Treadup: Move to exempt.

Assessor Barney: Second.

All in favor? "Aye"

Assessor Barney: I'm only going to say a few words about the continuing revaluation. We are in the process of revising the figures and reporting to the State. We have had the State people down for the last week or so. The attitude from the State is very much what we expected, because of what we know from the other cities and towns that have been having difficulties this year dealing with the State representatives. It was somewhat certainly curt, to the point of active hostility, but nothing in particular. It started out that way, which may be a reflection of the work load that the State is laboring under to try to get this done. In any case, after a couple of days of working with them, they have decided that they will not spend any time with us until we have something more that they wanted. They spent a good deal of time asking for finite details of reporting that they have not done in the past. This continual finite digging has resulted in a lot of time being wasted not only for our department, but, for the technical services department in the basement. Certainly, it has also put a lot of stress and tension on everyone involved. However, we did have Patriot Properties in with us yesterday to do some modifications a bit of the data and to do a little more instruction on the computer programs themselves. The reporting has been done and the reporting certainly lines up within the parameters.

Assessor Barney: It should be noted that almost all the reporting prior to this also lined up within the parameters, so it's even closer than it was, and it is the intent of our department to prevent a lot of this whole package of unnecessary reports for the state as determined by Patriot, as to what is normally given to the Department of Revenue for certification process. We will provide the whole package to them in one lump sum and ask if there is anything else we can do for them. That's all I have to say about this process, except for the fact that it has been an extremely stressful time for everyone involved, especially for our two appraisers.

Assessor Barney: Mr. Bergeron, you may address us on this matter and the Appellate Tax Board.

N. Bergeron: As far as the timing, I'm not sure of that. I believe that Ellis Withington from Patriot should be in today. It is expected that all of the reports will be finalized today and that a narrative explanation will be developed by Ellis for the Department of Revenue; giving them the reasons for changes, etc., and the outcomes. Hopefully, all of that will be satisfactory, and we will be able to get this Re-valuation done and behind us, so that once we turn it over to Tom Sweeney the end of it should be four to six weeks, before he sends it on to Boston. At that point, we would then have to be concerned with the people in Boston, and them getting things done in a timely fashion for us to be able to get the tax bills out at the end of the year. As far as where we are at the moment, the major concern at this point as Peter mentioned earlier, is to get Tom to accept the reports as prepared and to approve them.

Regarding the Appellate Tax Board, the cases on Wednesday, including Bay View, who through their attorney had contacted me on August 31, indicated that they would withdraw. I have asked him to please forward the withdrawals. I have made numerous calls to him since, but no answer yet. The individuals at the Appellate Tax Board were rather upset at this particular attorney for not even proceeding to honor the procedure in submitting the withdrawals. I also had them dismiss the case with

T G F M. Walgreen's is settled. Precision Door & L & S concrete was settled.

N. Bergeron: B H R is being postponed, and there is mutual agreement on that postponement. A site visit is going to occur and then a pre-trial hearing will occur either here or there. Both attorneys were in court on Wednesday and offered various opinions and comments.

Next week's cases are basically all Shiavi's, represented by John Lynch.

The Grinnell Mansion case has been postponed until December. Carlos is going to review the numbers on those properties along with the information submitted to us by Mr. Lynch, by next Friday, and then see where we're going.

Regarding the personnel matter, it took us one year to hire Michele, whereas the new clerk signed on Tuesday and we already have the selection made, the requisition signed by the Mayor, and the person is supposed to be coming in either today or Monday. There were three positions open, one in Veteran's, but she didn't care for the working environment there. She indicated that she knew more about this office in City Hall, because she had a friend who has worked in Treasurer's, for a good number of years. She has expressed that she is willing to come in and take this job and go six months without any benefits.

We did get Patriot to come in yesterday, and they will be in today to preview basically all of the reports and to assist in preparing the information, hopefully in a little better format

that would be acceptable. Because of what has been happening, I will continue to make some recommendations as to what we will be doing after we finish with this ReVal. In the future, I think one thing will be certain, and that is when doing other ReVal's, (assuming that we still have an In-house revaluation team), that we do bring Patriot in earlier in the year to set up and to address any changes that have been made by the Department of Revenue, etc. in terms of the reports and get them organized, then have them come in again two or three months later, and then come in again prior to the representative coming in, and making sure that everything is in order. I think it's going to be an expense well justified. Patriot meets with the Department of Revenue on an annual basis to decide on the format or reports and to make any changes necessary, so they'll know exactly what is required. I really think it behooves us to do this.

N. Bergeron: I found out through someone from Patriot that with all of his dealings with the Department of Revenue, as a Patriot representative for other cities and towns, they prepare all the documents in advance and have them all ready for the representative, and that's what they give them. There may be some requests for an explanation of certain things, but they don't get into all of these custom details, excel reports, etc. and the continuing, continuing, demand. They refuse to do it. This has happened with this representative and Tom Sweeney in a couple of other towns. They just put a stop to it and said we're not doing that, period. I think that in the future it should be figured into the budget for a Re-Val year.

Assessor Barney: That concludes our agenda for today.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 9:30 A.M.

Next meeting September 26, 2000

Marty Treadup, Clerk