

Board of Assessors

October 10, 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 9:00 A.M.

Assessor Barney: We have a letter from the Legislative Committee regarding House Bill H-4958. This bill will set the last date for overvalue applications to be the postmark on the envelope. It doesn't say whose postmark and it doesn't say when they would actually be receiving it. Instead of it being the date of receipt, it would be the date that it was mailed. The problem is that this is a loose piece of legislation, and furthermore, it was supposed to be dead last June, but somehow it has resurfaced and passed by the Senate and the House, sent to the governor, and been signed and returned for a 90-day preamble. There are no public hearings on the bill, (it is being pushed by someone). At the request of Ann Carney, I called Senator Montigny's office and indicated to them that we would very much like to have this thing delayed and re-filed in December, so that there will be time for public hearings, allowing the Assessors time to express their views on this subject, because it does create havoc with the dates and times that we use for actual filings. We are not outright opposed to it, but we would like them to tighten it up a bit as to what or whose postmark. The other members of the Legislative Committee were also basically notified to try to get hold of their state Senators. No one is actually sure who is behind this.

I would like to call your attention to the Bristol County Assessors Association evening workshop to be held at the Raynham Senior Center on Wednesday, October 25. The fee is \$5.00 per person.

Assessor Barney: There will be a Clerk's meeting tomorrow morning at Venus de Milo, beginning at 9:30 A.M.

Banker & Tradesmen sales recorded last week include the following:

Location	Assessed	Sold
2675 Acushnet Avenue	\$117,000	\$161,000
4412 Acushnet Avenue	\$89,600	\$150,000
22 Bay Street	\$64,500	\$72,500
1063 Marion Street	\$86,400	\$110,000
274 Orchard Street	\$78,100	\$105,000

19 Pinette Street	\$107,900	\$142,000
114 Rodney Street	\$66,400	\$109,000
141 Brownell Street	\$103,900	\$163,000
89 Winsor Street	\$81,000	\$124,000

Assessor Barney: Do you have any business that you would like to discuss today?

N. Bergeron: The second new clerk started this morning. Her name is Karen O'Neil. She is here on a temporary basis.

As far as the Department of Revenue goes, Frank Rossi called on Friday afternoon and we were on with him for 55 minutes, ten to twelve minutes involved Frank Rossi lecturing us on what their role is and what our role is, and that the Department of Revenue is not demanding more of us than they are of anyone else, so we shouldn't feel that way. He then proceeded to go through fifteen to twenty items that they would like to see information on or corrections made. From the standpoint of the Commercial's, there were several things that they were looking for which dealt with residuals. A couple of the reports were spread sheets and there just wasn't enough room on some of the sheets for all of the numbers. The end numbers were okay, but as Frank was looking through the analysis he was noticing numbers that didn't make sense, and it really was because of the space problem on the spread sheets. Carlos didn't pick it up because all of the numbers were coming out. That will be corrected today. Carlos feels comfortable with what is being asked of him. On the Residential side, it became a little more involved as it dealt with sales and the coding of the sales. Once we were done with the phone call, we immediately called Ellis to have a talk with him. He said he would be in today. D.O.R. is asking for things that they never did before. Things are coming out too exact for their taste. I do hope that with Ellis here, we will have some answers to their questions.

Assessor Barney: We have a Catch 22 situation with the Departments of Revenue. On one hand, if you're too far apart, they make you tighten them down. On the other hand, our statistics are right exactly where they belong because we have spent a lot of time making everything as finite as possible. In the end, classification of sales are the ones that are sparking great interest, we have many sub-categories of non arms length sales within that category. Perhaps some of them should be considered to be foreclosures or family sales to make it even more finite. Again, because we have made it so finite, the Department of Revenue doesn't like it.

N. Bergeron: Regarding Appellate Tax Board cases, the John Schiavi properties, Bedford Towers, etc., were reviewed by Carlos on Friday, and our decision is to call Lynch and tell him that we have no intention of changing the values, and therefore, we will probably end up in court on November 29.

Assessor Barney: We are now going to have court cases sitting in November because of this thing with the Department of Revenue. The odds still are that we are going to make this deadline timely, but we are going to be in the middle of November with court cases.

On the other side of the coin, almost all of the cases are Commercial/Industrial, which are easier to handle.

N. Bergeron: The only Residential cases are the ones that are coming up for December 20, which we more than likely are going to have postponed because of the serious problems that we are having with the Department of Revenue.

Assessor Treadup: Move to adjourn.

Assessor Barney: Second.

All in favor? "Aye"

Meeting adjourned at 10:25 A.M.

Marty Treadup, Clerk