

# *Board of Assessors*

November 7, 2000 – **Minutes**

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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 9:06 A.M.

Assessor Barney: Sales from Banker & Tradesmen for last week include:

Location	Assessed	Sold
42 Calumet St	\$112,500	\$125,000
76 Church St.	\$176,000	\$225,000
46 Jonathan St.	\$77,700	\$125,000
137 Rounds St.	\$104,000	\$119,900
1027 Marion St.	\$103,100	\$163,000

House Bill #4958 was vetoed by the Governor, however, Thursday two members of the Massachusetts Association of Assessing Officers Legislative Committee are going to Boston after the meeting at Benjamin's, to talk to John Rogers to discuss Bill #4958, getting it done and putting some changes in it. If they are going to do it, then make it the U.S. Postal Service's postmark only and nothing else.

We have four cases represented by Skip Carter. Although he has verbally accepted them, he has not signed. We will vote to offer and abate on all of them, pending his signature. We will make the offers today.

Assessor Barney:

93-258 1112-1114 Acushnet Avenue Roth  
Recommendation is to abate \$15,550. Tax: \$515.00

93-266 1110 Acushnet Avenue Roth  
Recommendation is to abate \$7,750 Tax: \$257.00

98-254 Brook/Deane Sts. N B Princeton Realty  
Recommendation is to abate \$100,800 Tax: \$337.00

98-128 W S Brook Street Brook Street Realty  
Recommendation is to abate \$58,300 to settle. Tax: \$1,930.00

Assessor Treadup: Offer and abate subject to his acceptance by signature.

Assessor Pacheco: Second.

All in favor? "Aye"

Assessor Barney: We have a letter from David Saliba concerning his reaction to the fact that the Massachusetts Assessors Association has decided that he will no longer write a column for the M.A.A.O. Bulletin, and that the M.A.A.O is extremely displeased with the legislation House Bill #4958. We will place this on file.

Tomorrow there will be an Executive Board meeting for the Bristol County Assessors, and I will be attending.

I will now turn the meeting over to Mr. Bergeron.

N. Bergeron: Regarding the Re-val, I called Frank Rossi last Wednesday. On Thursday, I received a call from Tom Sweeney, who had been directed by Frank Rossi to return the call to me. The response at that time was that everything that we had provided them was now in Boston, and the Personal Property information was being reviewed by someone named David Wood and it would proceed from there, and the remainder of the information would be disseminated to whoever. One other thing he did indicate was that any request for information, or if there are any results would be directed through Tom. Time wise, we are still ahead of schedule from 1998. Hopefully, Boston will be able to produce a preliminary certification earlier than 1998, which was on December 12.

N. Bergeron: Regarding Appellate Tax Board cases, we have resolved four cases with Skip Carter and the numbers that we settled at were well within the acceptable ranges after reviewing the properties. We still have five cases on for John Lynch, and those are on for November 29. We have not heard from him, but I will speak to Carlos today and ask him to either call John, or I will get a letter off to him to schedule a site visit to those properties. I get the feeling that these may be postponed.

Another item related to the Appellate Tax Board is all of Killeen's cases, the Mutual Oil Gas stations. Carlos has heard from Richard Gonsalves in Seekonk, and he informed Carlos that once again, the Massachusetts Supreme Court came down with the same answer and that is that they have been turned down. I'm going to speak to Bert Peltz about that and see if we can't move for a dismissal.

The other cases that are left of which you are well aware of, are the three cases that are scheduled for December 20. I have drafted a letter requesting a site visit and it is going to be mailed on the tenth of the month.

There is also a site visit scheduled for 10:00 A.M. on November 15<sup>th</sup> at B.H.R. Commissioner Rose will be down for this site visit. I suspect that he will have one or two clerks with him and Bert Peltz will be also be here. Hopefully, that ends up in a

settlement that is not terribly detrimental to us. We have something like \$3,029,000 on the properties. They paid \$250,000, however, they indicated they would accept \$1,000,000. At this point, we are saying that if the court came in with approximately \$1,900,000, give or take a little, that might be an acceptable number.

Regarding the Hetland Skating Rink, we originally were defeated on this by the Appellate Tax Board, however, we requested Fact & Finding and it came down and said the same thing, just very lightly explaining the reasons for their decision. In the legislation, the term park is not defined, so therefore it leaves it all open for a lot of different things. Should anyone wish to read this, the copy is here. We have thirty days to respond from November 3. At this time it is pretty much decided that we are not going to pursue it any further, however, we will make it known to those other communities who have skating rinks and for those who currently tax those facilities, should they choose to pursue this to the next level, they may do so in our name, because if they do it in their name, they will have to go back to square one and start this process all over again.

Assessor Barney: I would just like to throw in some statistical information from Banker & Tradesmen from August to August. In August 1999 the median price was \$95,500, August 2000 the median was \$120,000, a difference of 25.7%.

I would like to add a comment to what Mr. Bergeron said regarding the M.M.C case, the skating Rink. The reason why they may not have any settlements for the year's in question, is because the taxpayer failed to file applications or have cases on hand at the Appellate Tax Board, so the attorney's for that taxpayer have failed to keep their rights alive for a hearing in that period.

That concludes our agenda for today.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 9:25 A.M.

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Marty Treadup, Clerk