

Board of Assessors

December 5 , 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 9:05 A.M.

Assessor Barney: The major issue of business today is to have the Board of Assessors ratify the submission to the Council of the Classification information as prepared by Mr. Bergeron, the Assessing staff, and myself.

Assessor Treadup: Move to ratify.

Assessor Barney: Second.

All in favor? "Aye"

Assessor Barney: Just to mention a few things for the record, this year the City has had \$152,194,600 in property value increase. This year the tax levy itself is going to increase by approximately \$2,838,000, which is a large increase. It is driven by the amount of New Growth, which is significant this year, \$1,408,000+, and the 2½%, which grows every year, will be \$430,000+. Should the Council choose a single tax rate, it would be a single tax rate of \$20.11, which is a slight decrease of .08 from the single tax rate of fiscal 2000. The Council may at its discretion choose any tax rates from 1 to 175 shifts toward the Commercial class. The Board of Assessors does not take an opinion as to what they should do. This is entirely a Council matter, except it should be noted that the rationale in previous years of picking a 2-1 increase in Commercial to Residential will not work this year because of the amount of Residential growth and value on the Residential side.

Assessor Barney: It shifts that type of equation off the boards, as the Commercial goes up, the Residential goes down, and they don't quite split up to 2-1 anywhere in that relation shift. The average single family home has gone from being \$96,915 to \$104,980. This is arrived at by dividing the total amount of value in the Residential Class by the number of homes in that class. That is not a median it is an average, which means that some homes will grow in value much more than that. Others will grow somewhat less than that. The median is somewhat higher.

N. Bergeron: The Classification hearing is on for December 12 at 7:00 P.M.

Assessor Barney: We will take a vote to ratify the packages.

Assessor Treadup: Move to ratify.

Assessor Pacheco: Second.

All in favor? “Aye”

Assessor Barney: Mr. Bergeron, do you have anything to add?

N. Bergeron: There really isn't much change on the Appellate Tax Board numbers since the last meeting, so we will be able to do the Overlay -1 report. Rob from M.I.S. informed us that we need to hire a new server, because the new PC.'s are much quicker than the current server, and just runs right by them. He is discussing the matter with Patriot so that the correct server will be purchased. The estimated price is approximately \$3,000, which is not a problem from our budget standpoint because we have somewhere in the area of at least \$5,400 in our 800 Account, which is excess money from having purchased the automobiles. We ended up getting three of the automobiles at lesser amounts than what we estimated they were going to be, so we had money. Patriot is going to begin installing a new version, but we are not quite sure when that is going to happen, but it is conceivable that it could happen before the end of this month. The one good thing about the new version is that it is supposedly going to finally allow the use of the laptop, which means that the Lister's can go out in the field with their laptops. The laptops have been sitting in the draw, unused, for over a year and a half.

Everything seems to be going well with Personnel.

Assessor Barney: Last Monday, for an Appellate Tax Board session, John Duffy and I visited the second property on the list of the three. We took pictures both of the house outside and of the area, and then we took pictures of the other houses and the area around them, to show the quality of the neighborhood. It is one of the nicest neighborhoods in the City with quality housing, and the property in question is in good condition and occupies a large piece with an extra lot. It certainly, in my opinion, is worth everything that it's assessed for. From October to October, Bankers & Tradesmen is saying there is a 20% rise from last year to this year in property values.

For the record, we are watching December 20, with the other court dates, because even if we get the hearing and we get the tax rates on the 12th, paperwork has to go into Boston and we are going to be in tender hooks for any changes that have to come in from Boston when they recertify the figures. The New Growth is always subject to their changing it. They won't certify that until after we're done with the Classification hearing.

There is new legislation being proposed, and one of the pieces is to change boat excise, to conform it to more to the automobile excise, by making the “Blue Book” for registered boats the prime source of valuation, and if the boat is not in there, use the old method of valuation. They also give the new enforcement powers to the collector and issue certificates of payment to be used with the Commissioner of Waterways, so boats are not trespassing on the waterways of the Commonwealth. Also submitted for legislation is the

bill from Newton on separating out cable & telephone companies and making them taxable on a local level.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 9:20 A.M.

Marty Treadup, Clerk