

Board of Assessors

December 19 , 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, Clerk.

Meeting called to order at 9:10 A.M.

Assessor Barney: The winter meeting of the Massachusetts Association of Assessing Officers will be held on the 18th of January at Lantana's. If you wish to go please sign up.

Louise Medeiros keeps a running record of how many abatements have been filed from 1994 forward, and total filed commercial/residential late. It shows that in recent times as the value market is swinging, the number of abatements is declining.

The only thing on the agenda from the Council is that they have received from the Department of Revenue a letter approving the pre-certification, which is about a month late. There are a lot of foreclosures included in it.

Sales recorded in Bankers & Tradesmen last week include:

Location	Sold	Assessed
38 Campbell Street	\$77,500	\$70,600
498 Coggeshall Street	\$125,000	\$87,900
43 Sycamore Street	\$75,000	\$65,000
27 Tanglewood St.	\$140,000	\$121,000
121 Whitman Street	\$150,000	\$129,800
82 Grant Street	\$140,000	\$122,400
200 Princeton Street	\$116,500	\$106,900

Assessor Barney: In "City & Town" there is an article on New Rules for School Building Assistance. There is also a discussion on the Open Meeting Law section on a court case on a private meeting law between elected officials and other elected officials, and an article on multiple tax rates for fiscal 2000 in the cities and towns. All are interesting reading.

For the record, to update the Board, we have submitted all the paperwork to Boston the day after the classification hearing with the Council. On Friday, Marilyn Browne from the Department of Revenue called and certified the values of the properties based on the preliminary. She then raised some issues concerning the New Growth calculations.

Friday afternoon we faxed the amended New Growth totals that were lowered by about \$117,000 which will show directly on the Overlay Account. It will adjust the tax rates slightly downwards.

We have a number of cases to be finished up and settled.

The following are settlements with Bedford Towers.

Fiscal 1999 abatements accepted:

51/163	accepted	\$18,340
51/173	accepted	\$18,440
51/490	accepted	\$28,940
52/23	accepted	\$900,000

Assessor Treadup: Move to offer and abate as accepted.

Assessor Barney: Second.

All in favor? "Aye"

Assessor Barney: Fiscal 2000 abatements accepted:

51/163	accepted	\$18,340
51/173	accepted	\$18,440
51/490	accepted	\$28,940
52/23	accepted	\$490,000

Assessor Treadup: Move to offer and abate as negotiated and accepted.

Assessor Pacheco: Second.

All in favor? "Aye"

Assessor Barney: 41/57 379 County Street Grinnell Mansion

Fiscal 2000 accepted abatement \$45,500 tax: \$738.47

Is there a motion to approve and abate?

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor? “Aye”

Assessor Barney: 46/247 37 Orchard Street Snurkowski

Based upon neighboring conditions and the condition of the property

Fiscal 2000 accepted abatement to settle of \$14,200 tax: \$230.47

Is there a motion to approve and abate?

Assessor Treadup: Move to offer and abate as accepted.

Assessor Pacheco: Second.

All in favor? “Aye”

Assessor Barney: 46-186 41 Orchard Street Nelson

Bases on conditions and looking back across the street, recommendation is to offer to abate \$8,300. Is there a motion to abate as negotiated?

Assessor Treadup: Will we be adjusting all of the properties in the City because of what we consider functional obsolescence?

Assessor Barney: I suspect it depends on what’s across the street.

Assessor Treadup: Move to offer and abate as negotiated and accepted.

Assessor Pacheco: Second.

All in favor? “Aye”

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

N. Bergeron: There is only one case left in that trio of residential properties. The only other Appellate Tax Board case is with Killeen and the Mutual Gas Stations. We will resume our normal schedule with the Appellate Tax Board on March 7. We should finish up the Fiscal 2000 residential cases in a period of about 5 or 6 weeks.

We are now in the process of preparing the Overvalue process in the office. Following the first of the year, we’ll be scheduling meetings with Elliot Withington to discuss ReVal this year and the problems that we have been having, and we’ll have discussions making recommendations for future years of how to eliminate some of the problems that occurred this year.

Assessor Barney: On behalf of the Chairman of the Board and the members of the Board, to the staff and to our clerk Marianna and our Administrative Assistant, we all go on record as wishing all a Merry Christmas and the best in the New Year, and thank them all for the work they did this year, and we look forward to another year with them.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 9:40 A.M.

Marty Treadup, Clerk