

# ***BOARD OF ASSESSORS***

**January 14, 2003-**

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Present: Assessor Peter S. Barney, Chairman, Assessor Robert Pacheco, Clerk, Assessor Marty Treadup, Carol I. Roy, Acting Administrative Assistant, Marianna M. Penha, Recording Clerk

. Meeting called to order at 9:07 A.M.

Assessor Barney: Our first order of business will be to approve the minutes of January 7.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: Any changes or edition? Hearing none, the table moves to accept.

All in favor?

"Aye"

Assessor Barney: The Municipal Conclave meeting will be this Thursday at Lombardo's in Randolph. Right now, it appears that John Duffy and I will be the only ones attending.

Norfolk Suffolk Assessors Association is offering courses 1 through 5. Numbers 4 and 5 look interesting. They're on Narrative Appraisals, and I haven't taken those courses yet.

Assessor Barney: The Chairman is going to go on record today and talk a little about the rising value market in the City. We were kind of wondering over the last couple of months if it was going to ease off and hold up. It has been steady on the prices, but the numbers were down on sales. Yesterday, probably because of the Christmas season, the numbers of sales skyrocketed back up and the prices went up even faster than they have gone before. If this price trend continues in the next month and a half, people may be in danger of losing their homes to taxes. These sales are going to go into 2002 ratio's for the 2004 Re-Val, and they are incredible. Sales listed in Banker & Tradesmen for last week include the following:

Property Address:	Assessed:	Sold:
69 Arlington Street	\$149,200	\$225,000
64 Borden Street	\$156,400	\$255,000
508 Rockdale Avenue	\$184,600	\$247,000

22 Bullard Street	\$122,200	\$212,000
223 Carroll Street	\$140,700	\$236,100
514 Cottage Street	\$104,400	\$143,000
191 Davis Street	\$120,300	\$205,000
32 Nye Street	\$126,300	\$310,000
959 Peckham Road	\$158,100	\$202,500
25 Salisbury Street	\$107,300	\$185,000
186 Sycamore Street	\$126,500	\$185,000
1146 Forbes Blvd.	\$167,700	\$188,000
59 Jenney Street	\$98,300	\$144,900
53 Kearsage Street	\$115,800	\$169,900
560 Middle Street	\$162,200	\$210,000

Assessor Barney: We received another letter from Westerly Associates in answer to our second letter to them. Based on the court cases from reading the letter, I don't see that there is any way to logically deny their application for exempt status. It appears that they fit the requirements. We need a motion to approve as submitted.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

Assessor Barney: Any other discussions?

None.

Assessor Barney: I am now going to take a moment to discuss the abatement season. Today's meeting has the first of overvalue applications coming in. The process is that people file the applications, and the Clerks in the office log them in and record them as received. The originals are placed in one place and copies are made and they go to our Appraisers. The Appraisers review the applications to see whether the property has been visited recently or not, and to see where there is anything included on the application that sparks interest, and to see whether the property should be visited. After this process is done by the Appraisers, it comes through with their recommendation to Carol Roy, our Acting Administrative Assistant. Carol therefore makes her recommendation on the back and we receive it in front of the Board. I encourage the members of the Board to look at these prior to the meeting if at all possible. In many cases, they are going to be very simple, and in some cases, complex. We can table any applications to a future date. We have ninety days to act on them from the date of the application. We can certainly table to visit a property. We can agree with the recommendation or disagree with the recommendation, or override it. We can formally take no action, or we can just take no action. All of these are options of the Board. What will happen is that after whatever

action is granted, denied or whatever, it will go back to the other side of the office and they will make up the certificate showing the decision and mail it out to the taxpayer within 10 days of our action. The taxpayer then has 90 days to contest the decision with the Appellate Tax Board. Because we have visited many of these same properties within the last two years, the potential that there would be something on the application that would cause us to change our minds under Chapter 485-6 subsequent, doesn't look like a possibility. I would encourage any assessor who feels that there is something on the application that they would want to discuss or look into, to table the application at the meeting now and we will look into it later. Anything attached to an application is confidential, and we cannot share it. A few of the applications have letters attached to them. The letters would obviously be of interest to other parties, but we cannot share the information with any other party, because it is private and confidential. We would encourage any taxpayer who wishes, to submit a letter to the Board describing the tax situation or the budget situation in the City, to also send a copy themselves to the Mayor or the Council or potentially, the School Committee, the area Rep's, the Legislatures and anyone else, but not to attach it to the application and expect us to do it, because we cannot.

Assessor Barney: 4-78 979 Rodney French Blvd. Cicchese Motion to table.

Assessor Treadup: Move to table.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 7-17 355 Dolphin Street Duarte Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 10-245 7 Milbury Street Gomes Motion to table.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 11-32 206 West Rodney French Rego Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 17-A-12 16 Norwell Street Vasconcellos Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: We should note that we have a sale listed this week in Banker & Tradesmen for \$172,000 for a two-bedroom ranch on Norwell Street.

Assessor Barney: 17-A-29 52 Norwell Street Vasconcellos Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 26-10 24 Winterville Road Gonsalves Recommendation is to deny.

Assessor Treadup: Move to abate \$9,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$131.94.

Assessor Barney: 39-183 145 Carroll Street Silva Recommendation is to deny.

Assessor Treadup: Move to table and visit.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 50-60 29 Rounds Street Pierce Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 50-245 461 Court Street Oliver Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 56-73 345 Hillman Street Gomes Recommendation is to abate \$20,000 in value.

Assessor Treadup: Move to table and visit.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 74-6 20 Uphams Lane Reedy Motion to table.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 77-14 45 Durfee Street Hebert Recommendation is to deny.

Assessor Pacheco: Follow recommendation. Assessor Barney: Second. All in favor?  
"Aye" Assessor Barney: 88-196 22 Mansfield Street Paquette Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 88-212 SS Wilson Street Castelo Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second. All in favor?

"Aye"

Assessor Barney: 106-1 1680 Acushnet Avenue Teixeira Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 108-100 220 Belleville Avenue Pimentel Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 108-153 214 Whitman Street Souza Recommendation is to abate \$10,500 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 113-141 237 Princeton Street Mierzejewski Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye:

Assessor Barney: 117-87 13 Felton Street Soares Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 118-229 124 Felton Street Astley Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 125-17 1128 Old Plainville Road McKay Recommendation is to deny.

Assessor Treadup: Move to table and visit.

Assessor Barney: Second. All in favor?

"Aye"

Assessor Barney: 125-A-513 33 Dana Street Fatula Recommendation is to deny.

Assessor Treadup: Move to abate \$18,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$263.88.

Assessor Barney: 126-203 320 Park Avenue Corkum Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 128-16 N E High Hill Road Catanho Recommendation is to abate \$14,700 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 128-17 E S High Hill Road Carrier Recommendation is to abate \$15,800 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 130-B-6 1023 Bowles Street Rose Recommendation is to deny.

Assessor Treadup: Move to abate \$10,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$146.60.

Assessor Barney: 130-B-615 S S Kelton Street Roberts Recommendation is to abate \$11,900 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 130-B-619 S S Kelton Street Roberts Recommendation is to abate \$11,900 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 132-297 N S Winston Street Valois Recommendation is to abate \$5,700 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 132-298 N S Winston Street Valois Recommendation is to abate \$5,500 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 132-I-35 3253 Acushnet Avenue Soucy Recommendation is to deny.

Assessor Treadup: Move to abate \$18,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$263.88.

Assessor Barney: 134-310 3660 Acushnet Avenue Izyk Recommendation is to abate \$34,500 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 134-408 3587 Acushnet Avenue DaSilva Recommendation is to abate \$6,000 in value.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 134-E-79 123 Longview Road Richard Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 136-139 E S Bismark Street Amaral Recommendation is to deny.

Assessor Treadup: Follow recommendation.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 136-A-12 4195 Acushnet Avenue Bonneau Motion to table.

Assessor Pacheco: So moved.

All in favor?

"Aye"

Assessor Barney: 136-A-159 1039 Tobey Street Medeiros Motion to table.

Assessor Treadup: Move to table.

All in favor?

"Aye"

Assessor Barney: 138-156 W S Spruce Street Poyant Recommendation is to abate \$10,700 in value.

Assessor Pacheco: Follow recommendation.

Assessor Barney: Second.

All in favor?

"Aye"

Assessor Barney: That is the overvalue list as of this morning. Of course, there are more coming. I will divide the ones that we didn't vote on into two envelopes one for visits and one that we tabled to vote on at a later date. We will make arrangements to go out and visit in the next couple of weeks. Ms. Roy, do you have anything to add today?

C. Roy: Today we will be conversing with Attorney Kara on the Fiscal 2001 & 2002 Stop & Shop cases. If we don't come to a resolution, we will go to court tomorrow as far as Carlos & I are concerned. We just reached an agreement this morning for Harborview Towers for Fiscal 2002, and carrying it over to Fiscal 2003. We still have Fleet Bank on a Fiscal 2002 case in March of this year.

Assessor Barney: Fleet is the only one left for this year and I am sure that they are holding for Fact Finding. Hearing nothing else, motion to adjourn.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor?

"Aye"

Meeting adjourned at 9:45 A.M.

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Robert Pacheco, Clerk