

BOARD OF ASSESSORS

April 15, 2003

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 9:04 A.M.

Assessor Barney: Our first order of business will be to approve the minutes of April 8. We need a motion to approve as submitted.

Assessor Treadup: So moved.

Assessor Barney: Second.

Any changes or improvements? Seeing none, all in favor?

"Aye"

Assessor Barney: Sales listed in Banker & Tradesmen last week include:

| Property Address: | Assessed: | Sold: |
|--------------------------|-----------|-----------|
| 79 Seabury Street | \$46,800 | \$212,300 |
| Wildwood Estates (Condo) | (new) | \$109,900 |
| 858-860 Brock Avenue | \$116,700 | \$160,000 |
| 181 Newton Street | \$78,700 | \$147,000 |

Assessor Barney: We have an offer received. 127-D-113 NS Oregon Street Accepted our offer to abate \$22,300 in value. We need a motion to approve as accepted.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 26-242 NS Winterville Road Under Chapter 485 Sec.6 taxpayer has accepted our offer to abate \$12,000 in value. We need a motion to abate as accepted by the owner.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor?

"Aye"

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Assessor Barney: 39-183 145 Carroll Street Under Chapter 485 Section 6 offer has been accepted to abate \$12,000 in value. We need a motion to approve as accepted.

Assessor Treadup: Move to approve as offered and accepted.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 44-546 251 Hawthorn Street We need a motion to remove from table.

Assessor Treadup: Move to remove from table.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: Our Lister was sent out twice to visit but was denied entry to the property.

Assessor Treadup: Move to deny.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 99-5 Our Lady of the Angels Band, Inc. 1446 Acushnet Avenue We need a motion to remove from table.

Assessor Treadup: Move to remove from table.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: On our visit to this location, Carol & I found that this building is still completely gutted inside.

Assessor Treadup: Move to abate \$40,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$1,247.20

Assessor Barney: 125-7 819 Tarkiln Hill Road We need a motion to remove from table.

Assessor Treadup: Move to remove from table.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: This property has a lot of swamp-land in back of it. We have a 20% reduction on wet-land.

Assessor Treadup: Move to abate \$30,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Adjusted tax: \$439.80.

Assessor Barney: 38-52 372 Hawthorn Street Accepted offer of \$12,000 in value.

Assessor Treadup: Move to approve as offered and accepted.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: 63-95 85 Hunter Street We need a motion to remove from table.

Assessor Treadup: Move to remove from table.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Treadup: Move to abate \$30,000 in value.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: The Allen Haskell meeting is coming up on April 30 with Councillor Koczera. There are two items on that agenda. The notification will go out to the property owners that are affected.

Mr. Treadup, Mr. Amado & I spent two days last week attending the Spring Massachusetts Assessors Association conference that was held in Plymouth at the Raddisson. It was very interesting. A lot of the first day was spent discussing land issues and conservation land. We don't have any conservation land here to speak of under those regulations, but we do have conservation land held up around Plainville Road, held by different groups. The question arises that if private property owners begin to declare their land as conservation land, what affect that will have on valuation.

The second day was based upon the Appellate Tax Board in the morning, plus an update on state legislature and its various machinations to do budget and the afternoon was spent with the Department of Revenue talking about things going on in there and the changes. The major changes up there have to do with interim valuations, and they are going to require everybody to do interim valuations, and they are going to require that the interims follow the same standard as regular re-valuations within 90% and 110% value.

There will be a morning meeting on April 24 in Norton for the Bristol County Assessors Association. There will not be a guest speaker this month. We tried to get someone to speak on Cell Towers and Cell Tower things because we are all getting involved into those things.

There is no news on the budget this week.

Assessor Barney: We have a Clause 18 to vote on today. 16-111 19 Ruth Street

Assessor Treadup: Move to deny.

Assessor Pacheco: Second.

All in favor?

"Aye"

Assessor Barney: That concludes our agenda for today.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor?

"Aye"

Meeting adjourned at 9:35 A.M.

Robert Pacheco, Clerk