

BOARD OF ASSESSORS

August 12, 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 9:05 A.M.

Assessor Barney: Our first order of business today is to correct an error on the meeting of May 29, 2003. It was brought to my attention that the information that I read from Bankers & Tradesmen given regarding 334 Austin Street should have been on 47 Nashua Street. The information occurred twice in Banker & Tradesmen. We need a motion to correct the error.

Assessor Treadup: So moved.

Assessor Pacheco: Second.

All in favor? "Aye"

Assessor Barney: In the last week or so we attended a Legislative Meeting and obtained a copy of Bill #3944, which is a Legislative bill that has probably been enacted by now. This Bill changes the wording on what was the Hopkinton Bill. The Hopkinton Bill allows cities and towns (upon local acceptance of adoption) to assess property as of occupancy permit and to abate property value for fire damage and natural disaster on a pro-rated basis. However, the change in the law has removed the sentences that allowed those adoptions and substituted the wording "upon local rejection", so it is now technically a mandate. The discussion that was held has to do on when our offices receive occupancy permits to do this. It is only 50% of the value that is used, so if you have already taxed the property at 51% on January 1, and all of a sudden there is an occupancy permit on April 1, you only have 49%, you don't pick that one up. Then you pick it up in July on the estimated bills. It is conceivable that someone could get two estimated bills and then get a final bill right after that. The problem with many towns is that Occupancy Permits are not given out in short order. We happen to get them early.

Assessor Barney: The Law doesn't state that you have to mail all of these bills out at the same time. You are supposed to mail them within 30 days of the date the Occupancy Permit is given, therefore you literally could have twelve different abatement times running, because you can file for an abatement on these bills. We have gone from the Legislative Association to the Inspector General, contacting him to find if changing

this law to make it rejection somehow makes this of mandate, because of the estimation of \$5,000 to \$10,000 to change the computer program to give us all of these different dates. We are waiting to hear on this because of all of the new construction being done in the City.

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

<u>Property Address</u>	<u>Assessed:</u>	<u>Sold:</u>
7 Brigham Street	\$96,000	\$175,000
7 Davol Street	\$141,200	\$234,900
114 Division Street	\$203,600	\$355,000
26 Plant Street	\$154,800	\$217,000
173 Washington St.	\$112,800	\$196,000

Note: Condominiums have all risen considerably. The last ones sold at Wildwood Estates sold

for \$125,000.

220 Belair Street	\$190,600	\$235,000
215 Hawthorn Street	\$193,600	\$295,000
900 Peckham Road	\$299,800	\$328,500
205 Seymour Street	\$209,400	\$280,000
22 Stephen Street	\$167,500	\$229,000
47 Stephanie Place	(new)	\$285,659
13 Mill Road	\$169,200	\$229,000
1267 Robin Street	\$154,900	\$235,000
147 Lafayette Street	\$124,000	\$174,900

Assessor Barney: We have minutes to approve and vote on from 7/22/03. We need a motion to approve.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

All in favor? "Aye"

Assessor Barney: Carol & I had a meeting last week with our two appraisers on the state of the Re-Val, because the Department of Revenue will be down here on September 10. The first reports that we received had a few things that needed to be changed. The 101's and 104's seem to be tightened up. I will let Carol bring us up to date on Appellate Tax Board cases.

Carol Roy: I received the list from the Appellate Tax Board on the 2003 cases. There are 27 cases to date. I will probably meet with some of the taxpayers before the court date.

The Mayor had a Department Head meeting this week.

Assessor Barney: I would like to mention a couple of things today on the Appellate Tax Board cases. We did not receive the case notifications on the nursing homes, as we expected to turn up, because of the nursing homes representatives, who were all denied by time. Two cases by the same tax attorney did turn up.

Regarding the Re-Val, the Department of Revenue's representative is requiring from the towns and cities 100% of all residual's work. From what I have seen with one of these reports containing residual's, they are coming in within the 20% allowable rate. I have noticed that three quarters of the year works very well on the 101's and the 104's. The reason that we are not over 100% is that the fourth quarter of the year sales amount will not come out exactly. The last quarter of the year on 101's and 104's runs a lower median.

Assessor Barney: That concludes our agenda for today.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 9:26 a.m.

Robert Pacheco, Clerk