

BOARD OF ASSESSORS

October 2, 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 9:10 A.M.

Assessor Barney: There are no minutes to approve this morning because of the shortness of staff and as we are nearing the end of the year and more and more work is piling up, we will get to the minutes when we are able to, as the minutes are not high on our list of customer service items, such as waiting on customers and answering telephones, doing valuations and other things that have to be completed by the end of the year. Some things will be delayed, and this is one of the things that will be delayed.

Assessor Barney: We have a few interesting sales to mention from Banker & Tradesman.

<u>Property Address:</u>	<u>Assessed:</u>	<u>Sold:</u>
86 Clark Street	\$119,600	\$240,000
523 John Street	\$134,700	\$219,000
14 Nina Street	\$243,000	\$430,000
766 Brock Avenue	\$178,700	\$345,000
10 Salisbury Street	\$128,700	\$435,000
1394 Phillips Road	(new)	\$274,060
1460 Phillips Road	(new)	\$277,625
91 Stephanie Place	(new)	\$241,181
3 Jennifer Lane	(new)	\$289,399

Assessor Barney: Ms Roy, would you care to present the recent Appellate Tax Board decision?

C. Roy: We have a decision on the Fleet Bank case.

Assessor Barney: They took us to court on the 2001 value, and after a Fact Finding by the Appellate Tax Board, it reversed itself and awarded them a \$43,200 reduction on a \$4,343,000, which was approximately \$1,500 in taxes. Fleet went back to court to challenge the 2002 value decision.

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Assessor Barney: The court ruled that it would be the same value as the previous year, \$1,463.62 in taxes. We estimate that they have probably spent, between their Massachusetts attorneys, New York attorneys and appraisers, somewhere around \$25,000 to \$30,000 just to get the second decision, which reaffirms the first decision. There is no Appellate Tax Filing for Fiscal 2003. We need a vote to approve the Appellate Tax Board decision.

Assessor Treadup: Move to approve.

Assessor Barney: Second.

All in favor? "Aye"

Assessor Barney: An update on Re-valuation: Scott Santangelo from the Department of Revenue was here until 2:30 last Friday. John Duffy had one thing left to do on the "P" sales and we worked on that for a while. In the end, we think we have it as close as we can. Carlos had a couple of things to correct. It seems that everything we have is ready and will be sent up to Scott. We will then need a new disc, because when you change the "P" sales, the basic information affects the entire assessing information.

We are awaiting certification on Personal Property bills from the Collector's office, \$16,000 spread out over the last fourteen years, things that the tax collector deems as un-collectable. I would like to remind the Board that this can be done with Personal Property, because it is an estimated receipt and not leinable against real estate. The most that you can do is sue them in court. There are a number of cases pending against those accounts. One of the things that bothers me about this whole situation is that the people who are receiving the Personal Property bills, if they are inaccurate, or they wish to challenge, or they have gone out of business, it would be so nice if they would file an abatement application with us ahead of time instead of waiting fourteen years just to have the Treasurer tell us that it is un-collectable. The problem with this situation is that people get the impression that the Treasurer is never going to chase them, and then all of a sudden there is someone on your doorstep with an attorney and a court case. The legal process and the correct process is to have the taxpayer file an abatement application. What I have noticed over the last few years is that we only get a handful of abatement applications on personal property, and most of them are on closed accounts.

Assessor Barney: That concludes our agenda for today.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second:

Assessor Barney: All in favor? “Aye”

Meeting adjourned at 9:25 A.M.

Robert Pacheco, Clerk