

BOARD OF ASSESSORS

October 16, 2003

PRESENT: Assessor Peter S. Barney, Chairman, Assessor Robert Pacheco, Clerk, Assessor Marty Treadup, Marianna M. Penha, Recording Clerk, (Acting Administrative Assistant absent)

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

Assessor Barney: Our first order of business today is to approve the meeting of October 7, 2003.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: Any changes or editions? Hearing none, all in favor?
“Aye”

Assessor Barney: Barnstable County Assessors Association will be hosting a meeting on

October 24 at the Center Stage Café at the Cape Playhouse in Dennis, MA. The speaker will be a Town Planner and the topic of discussion is “Chapter 203, Supplemental Tax Assessment on New Construction.”

Norfolk Suffolk Counties Assessors Association will be having a 9:00 A.M. meeting on October 29 at Nick’s Restaurant in Canton, MA. The program will be on Chapter 203 –“The Hopkinton Bill”. Kathleen Colleary of the Department of Revenue will be one of the speakers. Another topic that will be discussed is E Government – What Is It and Where Are We Going? I don’t know how to handle The Hopkinton Bill. I will know more about it as time progresses. We have not received anything from the Department of Revenue as to what their thinking is.

Assessor Barney: A few sales listed in Banker & Tradesman last week include:

<u>Property Address:</u>	<u>Assessed:</u>	<u>Sold:</u>
245 Acushnet Avenue	\$67,200	\$130,000
428 Chancery Street	\$86,600	\$179,900

122 David Street	\$149,500	\$255,000
573 Rockdale Avenue	\$154,100	\$218,000
12 Studley Street	\$119,400	\$160,000
95 Heritage Drive	\$163,200	\$260,000
240 Palmer Street	\$124,200	\$189,000
1100 Dutton Street	\$128,800	\$220,000

Assessor Barney: Appellate Tax Board update. We have two cases that have withdrawn. One case concerned a building that was removed after the Assessment date. There are three more residential cases scheduled for October 29. One is coming in to sit with Carol & John. We are in pretty good shape with the Appellate Tax Board.

Regarding the Re-Val. We sent the "P" Sales up and were waiting for the Department of Revenue. They wanted a lot more research done on all sales, and they wanted the ins and outs of analysis. John spent last week putting things back the way they want things done and Dorothy and Louise spent all last week contacting the registered buyers of the property to do more sales research on some of the odd sales that are out there, with a little success. With all of the re-computation and everything else, it moved the median by .1 of a point. We have not heard from Scott Santangelo concerning the Commercial side yet. I really would like to have the preliminaries in our hands by November 1, then, we can sit with the Mayor and have a discussion as to wrapping up.

Note: Ward One Councillor Candidate Linda Morad has just joined the meeting.

Assessor Barney: We will have a sizable New Growth figure in two instances. One is because NSTAR put in a lot of new property, and the other is that Tele-Communications industry has added another \$10 million of technically new growth. We are going to wait on that, and I may increase the Overlay Account a little, because every Tele-Communications company in this state has filed against every city and town for value of their property. This is going to be heard by the Commissioner of Revenue in January to determine whether the Commissioner should set the values, or the cities and towns should be forced to set the values. What's happening now is that the Commissioner sets the book value, and they're all considered public utilities, but they don't want to be public utilities, because they feel they could get a break fighting all the local Assessors. Depending, if the Commissioner rules that the values are out of whack or out of date, every single town is going to be forced to abate because we now all have applications sitting on file from these people protesting their values.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

Assessor Barney: All in favor? "Aye"

Meeting adjourned at 9:21 A.M.

Robert Pacheco, Clerk