

BOARD OF ASSESSORS

November 20, 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 9:08 A.M.

Assessor Barney: Our first order of business today will be to approve the minutes of November 13, 2003 as submitted.

Assessor Treadup: Move to approve and accept.

Assessor Pacheco: Second.

Assessor Barney: Any corrections or editions? Hearing none, all in favor? "Aye"

Assessor Barney: Sales recorded in Banker & Tradesman last week include the following:

<u>Property Address:</u>	<u>Assessed:</u>	<u>Sold:</u>
50 Angelica Avenue	\$136,200	\$255,000
1345 Ashley Blvd.	\$114,000	\$195,000
207 Belleville Avenue	\$76,000	\$172,500
57 Briggs Street	\$141,600	\$301,995
279 Brownell Avenue	\$149,100	\$325,000
52 Fruit Street	\$88,600	\$174,000
42 Heritage Drive	\$179,500	\$274,000
28 Hill Road	\$155,600	\$249,500
53 Oak Street	\$154,100	\$275,000
45 Pierce Street	\$94,300	\$172,500
308 Pleasant Street	\$124,700	\$235,000
167 William Street	\$133,800	\$212,000
18 Wing Street	\$63,600	\$180,000
663 Kempton St. (fclsr)	\$154,600	\$205,000
80 Purchase Street	\$71,300	\$200,000

81 Rounds Street	\$156,100	\$222,000
366 County Street	\$117,700	\$236,000
17 Ethel Street	\$97,000	\$200,000
55 Tallman Street	\$114,500	\$249,900

Assessor Barney: We have some Personal Property bills to abate. According to Mr. Patten, our City Treasurer he is declaring them to be un-collectable. Gerri has gone through the list on the Personal Property side and checked to be sure that there is nothing in here that is out of line. I will read them by year and total for that year, and they are as follows: 1989 -\$654.31, 1990-\$661.95, 1991 -\$654.95, 1992 -\$916.68, 1993-\$951.84, 1994-\$1001.92, 1995-\$987.32, 1996-\$1441.00, 1997-\$1041.75, 1998-1,538.44, 1999-\$611.03, 2000-\$1,999.51, 2001-\$2,201.23, 2002-\$2,167.98, 2003-\$86.29, total amount to be abated is \$16,916.20. We need a motion to approve as presented by Mr. Patten.

Assessor Treadup: Move to approve for abatement on overlay as un-collectable.

Assessor Pacheco: Second.

All in favor? "Aye"

Assessor Barney: Appellate Tax Board cases decisions have been returned to us. The Board of Assessors does not have to accept these for the second year if we do not want to. We can reject carrying these forward if we choose to do so, and then it's up to us to disprove the court if we go back to court some time next year. The cases are as follows:

40/101 Value was \$297,900. The Appellate Court awarded an abatement of \$15,900 in value, \$233.09 in taxes.

Assessor Barney: Move to abate as ordered by the Court.

Assessor Pacheco: Second.

Assessor Barney: All in favor? "Aye"

Assessor Barney: 11/32 Value was \$133,600. The court awarded them an abatement of \$16,000 in value, \$234.56 in taxes.

Assessor Treadup: Move to abate as ordered by the Court.

Assessor Pacheco: Second.

Assessor Barney: All in favor? "Aye"

Assessor Barney: 136-223-168-171-174 On lot 136-223, we need a motion to ratify this before settlement. The house lot is \$15,200 and the others are \$18,300.

Assessor Treadup: Move to ratify.

Assessor Barney: Second. All in favor? "Aye." Because, I happen to know the people involved, I will abstain from voting, but we do have a majority to approve.

136-223 The recommendation is to abate \$15,200 from a value of \$229,300

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: All in favor? "Aye

Assessor Barney: 136-168 - recommendation from the Appellate Court is to abate \$18,300 from a value of \$38,600.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: All in favor? 2 Aye 1 Abstain

Assessor Barney: 136-174 - recommendation from the Appellate Court is to abate \$18,300 from a value of \$38,600.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: All in favor? 2 Aye 1 Abstain

Assessor Barney: 136-171 - recommendation from the Appellate Court is to abate \$18,300 from a value of \$38,600.

Assessor Treadup: Move to approve.

Assessor Pacheco: Second.

Assessor Barney: All in favor? 2 Aye 1 Abstain

Assessor Barney: Ms. Roy, would you like to update us on the Department of Revenue.

C. Roy: Scott Santangelo called yesterday and spoke to Carlos and I guess that there were six parcels that he wanted to review again, and he faxed them to us. John & Carlos made

any necessary corrections on the parcels and then Carlos faxed the information back to Scott. Scott will be ready to make his recommendations to the next person.

Assessor Barney: Out of 1,700 sales, the Department of Revenue questioned six, which would have absolutely no effect on any number anywhere.

Let me give you an update on what's going on with Classification. About a week ago I sat down with Mayor Kalisz to take a look at preliminary figures. The Mayors in all of the cities and towns across Massachusetts are beginning to look at the respective value changes under the mandated re-val and the interim adjustments that some of them are having to do that are not mandated, and they have found that the values are really escalating because of the sales market in 2002, especially in the residential class, but not in the commercial class. We do have some change in the commercial sales and we are in better shape than most other cities and towns. We have done interim adjustments for two years, and because our commercial market has not risen as much as other cities, it has not fallen in value as much as the others during this revaluation cycle. We are actually seeing a small commercial increase in value this year.

Assessor Barney: Many of the cities are seeing no increase in commercial values; they are seeing a decrease in commercial values and a rapid escalation in residential values. This will drive residential tax rates through the roof. Last year, Mayor Lambert of Fall River had filed a bill, along with someone else to allow cities and towns that wished to, to shift the classification up to 200% toward the commercial in hopes of driving the residential rate down. Nobody knew that this bill was sitting there (Bill 653) and nobody bothered to look at it. All of a sudden, Mayor Menino of

Boston got a look at his preliminary figures, and when he saw what was going to be the average tax bill increase for the City of Boston, he called all the Mayors. Mayor Kalisz called to ask me what it was all about and I told him this was the preliminary and this is what it's going to like here. Then he called to ask me if I would be available to go to Boston on Monday morning. There were about fifteen mayors there. We discussed what to do about this. Yesterday, we all met with Finneran. Being the last day session of the situation, Finneran told them flat out that there was no way he was going to pass the 200% shift bill yesterday. What he would do, would be to allow a bill to be put through immediately effecting the Department of Revenue to allow communities who wish to send third estimates with maybe some sort of percentage increase of the tax amount to cover what you would not get. What they discussed was a third quarter, estimated bill with a 10% rise in the tax amount to try and break that fourth quarter bill. Knowing the legislation as we do, they may start in January and not get to it until the end of March. This puts everyone in an awkward position. If you go forward and have a Classification hearing now, and they give you the opportunity to lower your tax rate, you will then be guilty of raising your residential tax rate on all your voters. If you wait and they don't do it, then there will be massive fourth quarter bills, or if you wait and they do it, and you go through the whole process later, everything is out of line by three months.

On another matter, Bill 653, the Pick Up New Construction Bill, my answer is that without a preliminary tax bill to get it adjusted, it will do you no good, because you couldn't get it back once you put it on. You have to adjust the preliminary bill. The other bill is a Pro-Forma, which doesn't affect the tax rate. I think next Tuesday a late file may go in to accept the 653 Bill. We already have the Hopkinton Bill. Sometime in the Spring we will be sending Pro-Forma bills to people who have been in their houses from July 31 to the present. We are pretty close to certification. As soon as we have that, we will know exactly what the figures look like.

Assessor Barney: What will change will be the New Growth. The higher the New Growth is, the higher the tax rates go up.

Assessor Treadup: Move to adjourn.

Assessor Pacheco: Second.

All in favor? "Aye"

Meeting adjourned at 10:20 A.M.

Robert Pacheco, Clerk