



TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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Minutes of the
BOARD OF ASSESSORS JOINT MEETING WITH THE BOARD OF SELECTMEN
Town Hall, Tuesday, October 15, 2013
Judge Welsh Room
260 Commercial Street

CALL TO ORDER: Mr. Gavin called the meeting to order at 6:44 P.M.

MEMBERS PRESENT: Mr. Paul Gavin
Mr. Robert Sanborn
Ms. Leslie Parsons
Ms. Patty DeLuca (Chair)

MEMBERS ABSENT: Mr. Greg Muse

STAFF PRESENT: Mr. Paul Gavin, Principal Assessor

BOA/BOS Joint Meeting Discussion:

Prior to the meeting, Mr. Gavin provided the Board of Selectmen with information gathered and received from other towns regarding the Tax Rate Classification Hearings, Split Tax Rate, Residential Exemption, and Small Commercial Exemptions. The following reports were submitted:

- Informational session on Tax Rate Classification using Fiscal Year 2013 Data
- Mailing List – and sample letter inviting public officials from 22 municipalities to attend our joint meeting with the Board of Selectmen or written information.
- Email – From the City of Somerville, Ma – Chief Assessor Marc A. Levy, RMA, MAA.
- Letter – From the Town of Barnstable, Ma – Jeffrey A Rudziak, Director of Assessing, MAA.
- PowerPoint Presentation – From the Town of Nantucket – Debbie Dilworth, Assessor, MAA.

Members of the Board of Assessor's introduced themselves to the Board of Selectmen.

Patty Deluca identified herself as the chair and yielded to Mr. Gavin.

Discussion on all three options was as follows:

1. Joint meeting with the Provincetown Board of Selectmen
 - 1.1. Tax Classification Informational Session
 - 1.1.1. Split Tax Rate (Tax burden shift from residential properties to commercial properties). The Board of Assessor's general feeling on a split tax rate is that it would hurt businesses during a fragile economic recovery and because we have a short season. Additionally, it may hurt efforts to sustain a year-round economy and affordable housing. Also, the DOR does not recommend splitting the tax rate when the residential/commercial split is less than 20% to 25% (Provincetown's percent of Commercial property is currently just below 18%).
 - 1.1.2. Residential Exemption (Tax burden shift from domiciled residential properties to non-domiciled residential properties) The Board of Assessor's general feeling is that a residential exemption would have unintentional consequences. For example, some residents will actually pay more taxes if their property is worth more than \$1,345,000. Properties held in trust where the resident is not a beneficiary of the trust will be taxed as a non-resident. Domiciled owners of certain type of properties (examples: Vacant Land, Artist Studios, Accessory Parcels, owners of more than one residential property) will be taxed at the non-resident rate. Also, this may hurt affordable housing efforts, particularly rental units.
 - 1.1.3. Small Commercial Exemption (Tax burden shift from small commercial properties to large commercial properties). The Board of Assessor's general feeling is that in many cases, the small business does not own the real property that actually receives the lower tax benefit. Additionally, the definition of small and large is defined as \$1 million, and many of our Commercial properties are clustered just below or just above \$1 million.

See Board of Selectmen's minutes for any additional notes.

ADJOURNMENT:

Ms. Parsons motioned to adjourn the meeting, seconded by Mr. Gavin. The meeting was adjourned at 7:27 P.M.

Respectfully submitted:

Paul M Gavin

Paul M Gavin,
Principal Assessor / Board of Assessor Member