



TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

260 Commercial Street, Provincetown, MA 02657
Telephone (508) 487-7017 Fax (508) 487-9560

Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, Tuesday, April 18, 2017
Caucus Hall Conference Room
260 Commercial Street

CALL TO ORDER: Mr. Sanborn called the meeting to order at 8:36 a.m.

MEMBERS PRESENT: Mr. Robert Sanborn (Chair)
Mr. Scott Fahle
Ms. Patty DeLuca

MEMBERS ABSENT: Mr. Greg Muse
Ms. Leslie Parsons

STAFF PRESENT: Mr. Scott Fahle, Principal Assessor
Ms. Cheryl MacKenzie, Administrative Assistant

PREVIOUS MINUTES:

Ms. DeLuca made a motion to accept the BOA Minutes of October 13 2016. Mr. Sanborn seconded the motion, and the motion carried by a 3-0 vote.

PUBLIC STATEMENTS:

None

Mr. Sanborn motioned that we call the meeting into Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 3-0-0.

Mr. Sanborn called the Meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:37 AM.

Begin Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21
MGL c 59, ss60 – Application for Abatement/Exemptions

MGL c 59, ss52B – Valuation Information
 MGL c 59, ss8A – Discovery Collected in ATB Cases
 MGL c 59, ss38D – Written Return of Information
 MGL c 59, ss61A – Discovery Collected with Abatement Applications

End Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21

MGL c 59, ss60 – Application for Abatement/Exemptions
 MGL c 59, ss52B – Valuation Information
 MGL c 59, ss8A – Discovery Collected in ATB Cases
 MGL c 59, ss38D – Written Return of Information
 MGL c 59, ss61A – Discovery Collected with Abatement Applications

Mr. Sanborn motioned that we end Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 3-0-0.

Mr. Sanborn officially ended Executive Session at 8:58 a.m.

ANNUAL REORGANIZATION OF BOARD

Ms. DeLuca nominated Mr. Sanborn to remain the Chairperson of the Board of Assessors for the next year. Mr. Fahle seconded the motion. Motion passed 3-0.

Mr. Sanborn nominated Ms. DeLuca to Vice Chairperson of the Board of Assessors for the next year. Mr. Fahle seconded the motion. Motion passed 3-0.

FY17 RESIDENTIAL EXEMPTION UPDATE

Mr. Fahle informed the board that the number of residential exemptions qualified and applied to the FY17 Actual Tax bill cycle (703 exemptions) were slightly less than FY16 (689 exemptions). This status will be tracked annually by Mr. Fahle

FY18 – TAX BILLING CYCLE

Mr. Fahle gave the board an overview on why the FY18 billing cycle reverted back to 1st half Actual Billing and how it will affect taxpayers (different abatement and exemption filing deadlines). Mr Fahle noted that Ms. MacKenzie has drafted a detailed task timeline and is available upon request by the board members.

UPDATE ON WEST END RACING CLUB

Mr. Fahle noted that West End Racing has been successful in becoming a 501(c) 3 which is the first step in the designation of an exempt property. In addition, the Commonwealth has determined that West End Racing meets their definition of a Public Charity and therefore can retain their tax exempt status.

ASSESSORS OFFICE UPDATES

- Mr. Fahle informed the Board about the health issues of Mr. Richard Faust (Assistant Assessor) who is out on a long term medical leave

- Mr. Fahle informed the Board that Ms. MacKenzie's has been promoted to Assessors Office Manager. The board was very pleased that Cheryl's hard work has been formally recognized.

FY17 REAL ESTATE PROPERTY ABATEMENTS

The Board reviewed the First list of FY 2017 Real Estate Property abatement applications. Four (4) applications were reviewed with the following actions:

1. 12-U3 Holway Ave – Granted to Value of \$426,100. The motion carried by a vote of 3-0-0.
2. 12-U5 Holway Ave – Granted to Value of \$417,800. The motion carried by a vote of 3-0-0.
3. 348-Commercial St – Granted to Value of \$658,900. The motion carried by a vote of 3-0-0.
4. 348-B Commercial St – Abatement Denied. The motion carried by a vote of 3-0-0.

FY16 PERSONAL PROPERTY ABATEMENTS

The Board reviewed the First list of FY 2016 Personal Property abatement applications. Five (5) applications were reviewed with the following actions:

1. 5-U1 Maple Ct – Granted to Value of \$0. The motion carried by a vote of 3-0-0.
2. 404 Commercial St – Granted to Value of \$0. The motion carried by a vote of 3-0-0.
3. 92 Bayberry Ave – Granted to Value of \$0. The motion carried by a vote of 3-0-0.
4. 43 Race Point Rd – Granted to Value of \$0. The motion carried by a vote of 3-0-0.
5. 384 Commercial St – Granted to Value of \$0. The motion carried by a vote of 3-0-0.

Ms. MacKenzie joined the meeting at 9:15 a.m.

FY17 STATUTORY EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the First list of FY17 exemptions to date. Eighty-Three (83) applications were reviewed with the following actions:

Clause 41C - Elderly Persons – Nine (9) applications were considered for this period. Eight (8) applicants meet the current requirements. One (1) applicant was denied/not qualified. The motion carried 3-0-0.

Community Preservation Act - Sixteen (16) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 22 - Veterans – Nine (9) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 37A – Blind Persons – One (1) application was considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 17D-Surviving Spouse/Elderly – Two (2) applications were considered for this period. All applicants meet the current requirements. The motion carried 3-0-0.

Clause 41A Deferrals – None

Section 5K – Senior Volunteer Work Credit – Forty-Six (46) applications were considered for this period. Forty-Five (45) applicants meet the current requirements. One (1) applicant was denied/not qualified. The motion carried 3-0-0.

FY17 – RESIDENTIAL EXEMPTIONS

Residential Exemptions/Abatements

The Board reviewed the First list of FY17 Residential Exemptions to be processed as Abatements to date. Six (6) applications were reviewed with the following actions:

Residential Exemptions/Abatements –Six (6) applications were considered for this period. Six (6) applicants meet the current requirements. The motion carried 3-0-0.

APPROVAL AND SIGNATURES FOR MOTOR VEHICLE/BOAT

COMMITMENT AND ABATEMENT REPORTS:

Ms. MacKenzie provided the Board members with the following documents for signatures as follows: All were approved (3-0).

1. FY13 MV Abatements
2. FY15 MV Abatements
3. FY15 Boat Abatements
4. FY15 MV Excise Tax Commitments
5. FY16 MV Abatements
6. FY16 MV Excise Tax Commitments
7. FY16 Boat Excise Tax Commitment

MISCELLANEOUS:

None.

NEXT BOA MEETING:

Tuesday, May 16th at 8:30 a.m.

ADJOURNMENT:

Mr. Sanborn motioned to adjourn the meeting, seconded by Ms. DeLuca. The meeting was adjourned at 9:30 a.m.

Respectfully submitted:

Scott Fable

Scott Fable,
Principal Assessor

Scott Fable

Scott Fable, Principal Assessor