

TOWN OF PROVINCETOWN

DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

BOARD OF ASSESSORS MEETING

Town Hall, May 27, 1999

260 Commercial Street, Provincetown, MA 02657

Telephone (508) 487-7017 Fax (508) 487-9560

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

CALL TO ORDER: The meeting was called to order at 9:00 AM by

Chairperson, Alberta Romano.

MEMBERS PRESENT: Ms. Romano,
Mrs. Lina Berry, Mr. Jack Kosko

Mr. Rick Blanchette

MEMBERS ABSENT: Mr. Louis Cervantes

OTHERS PRESENT: Staff: Mr. Dana Faris, Principal Assessor; Mr. John

Warner, Assessing Department Clerk

MINUTES:

Mr. Kosko moved, seconded by Mrs. Berry, to approve the minutes of the April 22, 1999 meeting as written. The motion carried by a vote of 4-0.

PUBLIC STATEMENTS: There were no public statements.

CORRESPONDENCE: Mr. Faris reported on the following recent correspondence sent or received by the Assessors' Office:

1. An invoice from Mr. Faris to Ms. Alice Vaughan of Shade and Shutter Systems accompanying a diskette of assessing department data.
2. An invoice from Mr. Warner to Ms. Anne Campbell accompanying copies of assessors' maps.
3. A letter from Mr. Faris to Mr. Frederick Kingsley of the Department of Revenue accompanying Form MDM-1, an itemization of real estate property exemptions granted for FY'99.
4. A letter from Mr. William A. Gordon, Trustee of Gordon Realty Trust & Clancy Realty Trust to the Board of Assessors enclosing a list of "comparable properties" to accompany his abatement application.
5. An invoice from Mr. Faris to Mr. Darin Janoplis accompanying a diskette of assessing department data.
6. A memo from Mr. Faris to David Guertin, DPW Director, E. Winn Davis, Assistant Town Manager, Kenneth Learned, Director of Municipal Finance, Jacqueline Silver, Health Inspector outlining assessing policy regarding trash pick-up.
7. A letter from Mr. Faris to Ms. Debra Hall of Palmer & Dodge certifying that Susan Glaspell no longer occupies the property at 571 Commercial Street in Provincetown.
8. A letter from Atty. Christopher J. Snow to the Board of Assessors regarding several pending abatement applications for William Gordon.
9. A letter from Mr. Faris to Mr. William A. Gordon outlining the income and expense information the Board of Assessors would need to proceed with his pending abatement applications.
10. A letter from Mr. William A. Gordon to the Board of Assessors accompanying income and expense information relative to properties he owns which are the subject of pending abatement applications.
11. A letter from Mr. Faris to Ms. Suzanne Carter, Trustee of Shining Star Realty Trust, accompanying a divided assessment tax bill for Unit #5 Hill Top Condominiums.
12. A memo from Mr. Faris to Mr. Keith Bergman, Town Manager, recommending that Mr. Robert Ferrini be hired as temporary Real Property Inspector.
13. A letter from Mr. Faris to Mr. Robert Ferrini offering him the temporary position of Real Property Inspector.
14. An invoice from Mr. Faris to Mr. Michael Reeves of Doheny Enterprises, Inc. accompanying a diskette of assessing department data.
15. A copy of a press release from the Town of Provincetown notifying of a forum to be held on school safety.
16. A copy of an article which appeared in the May 5, 1999 edition of the *Cape Cod Times* outline the House's agreement to remove a "pay to play" requirement for people appealing tax assessments.

PUBLIC STATEMENTS: Upon the arrival of two members of the public, Mr. Kosko moved, seconded by Mr. Blanchette, to re-open the public statements portion of the meeting at 9:20 AM. The motion carried by a vote of 4-0.

1. Atty. Christopher J. Snow and Mr. William A. Gordon appeared before the Board to present

information relative to three pending abatement applications and to withdraw one from consideration.

OLD BUSINESS:

Appellate Tax Board Cases Update: Mr. Faris reported on the following Appellate Tax Board cases:

1. McKenzie, Charles S. et al, 674A Commercial St. An appeal was filed relative to this property on March 23, 1999.
2. Audette, Rosemary, #12 White Dory Bay CD. An appeal was filed relative to this property on April 13, 1999.

Mr. Faris informed the Board that the Appellate Tax Board will hear pending cases in Provincetown on Wednesday, July 21, 1999.

Clause 58, Section 8 Abatements: Mr. Faris presented the following abatement applications to the Board:

1. Smith, Joseph et ux, 19 Central St. Based on authority granted by the Department of Revenue, Mr. Kosko moved, seconded by Mrs. Berry, to abate in full an FY'99 personal property tax bill which was issued in error. The motion carried by a vote of 4-0.
2. Malone, Edward, Work Space Units 27B Conwell St. Mr. Faris presented three personal property bills received by Mr. Malone for unoccupied units he owned on January 1, 1998. Mr. Kosko moved, seconded by Mr. Blanchette, to table the matter. The motion carried by a vote of 4-0.

NEW BUSINESS

Motor Vehicle Excise Tax Abatements: Mr. Warner reported on the following applications for abatement and recommended that they be granted:

- Partially abate eight (8) bills from 1998/1999 due to sales or trades.
- Fully abate three (3) bills from 1999 due to bills issued in error or to be recommitted to other towns.

Boat Excise Tax Abatements: There were no applications to consider for this period.

Exemptions: There were no applications to consider for this period.

Personal Property Abatement Applications: There were no applications to consider for this period.

Real Property Abatement Applications:

1. Gordon Realty Trust, 105 Bradford St. Ext. Based on income and expense information received from the taxpayer in conjunction with the abatement process, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$2,014,300. The motion carried by a vote of 4-0.
2. Gordon Realty Trust, 109R Bradford St. Ext. Based on income and expense information received from the taxpayer in conjunction with the abatement process, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$685,700. The motion carried by a vote of 4-0.
3. Clancy Realty Trust, 837 Commercial St. Based on income information provided by the taxpayer in conjunction with the abatement process, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$2,560,000. The motion carried by a vote of 4-0.
4. Gordon Realty Trust, 7B Point St. The value for FY'99 increased 32% due to the removal of a economic obsolescence factor which the Board felt was wholly unjustified. Based on a site visit on 2/24/99 which disclosed an additional half bath and extra plumbing fixtures, the application of which would cause the value to rise above the current assessment, Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
5. Gordon, William A. Jr. et ux, 15 Spinnaker Ln. This application was withdrawn from consideration by the taxpayer during the public statements portion of the meeting. A letter confirming the withdrawal was received following the meeting.
6. Gordon Realty Trust, 119R Bradford St. Ext. A site visit on 2/24/99 disclosed a metalbestos fireplace and additional plumbing fixtures that were not previously noted. The application of these factors would cause the value to increase above the current assessment. Therefore, Mr. Blanchette moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.

OTHER/MISCELLANEOUS:

Assessing Team and Office News: There was no assessing team or office news that was not fully covered elsewhere in the minutes.

Future Meeting Dates: There will be a meeting of the Board of Assessors on **Thursday, June 17, 1999 at 9:00 AM.**

ADJOURNMENT: There being no further business to come before the Board, Mr. Kosko moved that the meeting be adjourned at 10:20 AM and the meeting was adjourned.

Respectfully submitted:

Lina Berry, Clerk Dana Faris, Principal Assessor

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