

TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, Thursday, February 13, 2003

- CALL TO ORDER:** The meeting was called to order at 9:10 AM by Chairperson Jack Kosko.
- MEMBERS PRESENT:** Mr. Kosko, Ms. Leslie Parsons, Mr. Rick Tourgee, Mr. Greg Muse
(alternate)
- MEMBERS ABSENT:** Ms. Pam Parmakian, Betty Newman (excused)
- OTHERS PRESENT:** Staff: Mr. Dana Faris, Principal Assessor; Mr. John Warner, Assessing Department Clerk

MINUTES:

Ms. Parsons moved, seconded by Mr. Tourgee, to approve the minutes of the November 20, 2002 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. A copy of a letter from Mary-Jo Avellar, Chairperson of the Board of Selectmen, to David B Perini, Commissioner of the Division of Capital Asset Management for the Commonwealth of Massachusetts informing him of the Board's vote not to grant his request to waive the 120-day notice requirement to transfer 122 acres of surplus state highway property to the Division of Fisheries & Wildlife.
2. A memo from Keith Bergman, Town Manager, to various departments regarding enactment by the governor of the property tax exemption for rental properties used as affordable housing passed at the April 2002 Town Meeting.
3. A memo from Mr. Bergman to various departments regarding the status of tax-title properties in Provincetown.
4. An opinion letter from Town Counsel outlining the ownership interests of the abutters to a portion of Miller Hill Rd.
5. A letter from Mr. Faris stating the May 15, 1985 assessed valuation of 11 Johnson St.
6. A copy of the posted Assessors' Form 1 notice, which appeared in the local newspaper.
7. Four invoices for copies of assessing department data.
8. Two notices of street address changes.
9. A memo from Mr. Faris to the Board outlining several agenda items for this meeting.

OLD BUSINESS:

Appellate Tax Board Cases: Mr. Faris reported on the following Appellate Tax Board case: Seagull Realty Trust, 56 Shank Painter Rd. An appeal of FY 2002 real property taxes has been filed.

NEW BUSINESS

Articles for Town Meeting:

1. **Assessment of New Construction:** This legislation allows cities & towns to assess new construction or improvements built between January 2 and June 30 immediately in the next fiscal year. Mr. Tourgee moved, seconded by Mr. Muse, to put this article before Town Meeting. The motion carried by a vote of 4-0.
2. **Clause 41C Exemption Options:** This legislation allows communities to make adjustments in the eligibility requirements seniors must meet in order to qualify for a property tax exemption under this clause. Mr. Tourgee moved, seconded by Mr. Muse, to put the following proposal before Town Meeting:
 - Eligible Age: Lower from 70 to 65.
 - Income Limits: Raise from \$13,000 (single) \$15,000 (married) to \$20,000 (single) \$30,000 (married).
 - Asset Limits: Raise from \$28,000 (single) \$30,000 (married) to \$40,000 (single) \$55,000 (married).
 - Exemption Amount: Raise from \$500 to \$1,000.
 The motion carried by a vote of 4-0.
3. **Senior Citizen Property Tax Work-off Abatement:** After discussion, Ms. Parsons moved, seconded by Mr. Tourgee, to take no action on this proposed article. The motion carried by a vote of 4-0.
4. **Consumer Price Index for Clause 41C:** After discussion, Mr. Tourgee moved, seconded by Mr. Muse, to take no action on this proposed article this year due to budgetary restraints. The motion carried by a vote of 4-0.

Overlay Reserve Fund Transfer: Ms. Parsons moved, seconded by Mr. Tourgee, to release \$70,000 from FY'02, \$30,000 from FY'01 and \$20,000 from FY'00 Overlay Reserve to Overlay Surplus for 2003 Annual Town Meeting. The motion carried by a vote of 4-0.

Executive Session: At 10:00 AM, Mr. Tourgee moved, seconded by Ms. Parsons, to go into executive session for the purpose of reviewing abatement applications. The motion carried by a vote of 4-0. During the executive session, the Board rendered the following decisions:

FY'03 Preliminary Personal Property Tax Abatements:

1. **Devlin, Kathleen, #4C Oceanside CD.** Taxpayer is a year-round resident. The tax bill was issued in error. Therefore, Ms. Parsons moved, seconded by Mr. Muse, to abate in full. The motion carried by a vote of 4-0.
2. **Verizon Advanced Data, Inc., 12 Winslow St.** As of 12/1/01, all assets of V.A.D.I. were returned to Verizon New England. This tax bill was issued in error. Therefore, Ms. Parsons moved, seconded by Mr. Tourgee, to abate in full. The motion carried by a vote of 4-0.

At 10:10, Mr. Tourgee moved, seconded by Mr. Muse. to come out of executive session. The motion carried by a vote of 4-0.

Unapid Water Bills: Mr. Faris presented the Board with a certified list of unpaid water bills from the Water & Sewer Board. Ms. Parsons moved, seconded by Mr. Tourgee, to commit these unpaid bills to the Collector to be included on the FY'03 Real Property tax bills. 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.

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Future Meeting Dates: There will be a meeting of the Board of Assessors on Thursday, March 13, 2003 at 9:00 AM

ADJOURNMENT: There being no further business to come before the Board, Ms. Parsons moved that the meeting be adjourned at 10:15 AM and the meeting was adjourned.

Respectfully submitted:

Pam Parmakian, Clerk

Dana Faris, Principal Assessor

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