

TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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Minutes of the
 BOARD OF ASSESSORS MEETING
 Town Hall, Wednesday, August 17, 2005
 Conference Room "A"

CALL TO ORDER: Ms. Parmakian called the meeting to order at 9:04 AM.

MEMBERS PRESENT: Ms. Pam Parmakian, Chair
 Ms. Patty DeLuca
 Mr. Greg Muse
 Ms. Leslie Parsons

STAFF PRESENT: Mr. Paul Gavin, Principal Assessor
 Mr. Richard Faust, Assistant Assessor
 Mr. Karl Shipman, Clerk

PREVIOUS MINUTES:

Ms. Parsons made a motion to accept the Minutes from the July 26th BOA Meeting. Mr. Muse seconded the motion, and the motion carried by a vote of 4-0.

PUBLIC STATEMENTS:

There were no members of the public in attendance. Ms. Parmakian noted that members of the public may attend the current sessions through Exemptions agenda items but must leave the room for Abatement discussions. The latter shall constitute a BOA Executive Session.

APPELLATE COURT RULINGS FY 2004:

Mr. Gavin discussed the arguments presented and negotiations during Appellate Court case hearings involving FY 2004 Real Property Tax Assessments at 263 Bradford St and 67 Pleasant St. The following motions were made based on these case outcomes:

1. 263 Bradford St – Mr. Muse moved, seconded by Ms. Parsons, to accept an abated assessed value FY'04 of \$435,000 (with FY'05 adjustment +10%).
2. 67 Pleasant St – Ms. DeLuca moved, seconded by Mr. Muse, to accept an abated assessed value FY'04 of \$840,000 (with FY'05 adjustment +9%).

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EXEMPTIONS/ABATMENTS:**Exemptions**

The Board was presented with a list of exemptions for FY 2005 to date with the following recommendations:

Clause 17D-Surviving Spouse/Elderly - Eight applications were considered for this period. All applicants meet the current requirements. Ms. Parsons moved, and Mr. Muse seconded to grant the exemptions. The motion carried 4-0.

Clause 22-Veterans - Sixteen applications were considered for this period. All applicants meet the current requirements. Ms. Parsons moved, and Mr. Muse seconded to grant the exemptions. The motion carried 4-0.

Clause 37A-Blind Persons - Two applications were considered for this period. All applicants meet the current requirements. Ms. DeLuca moved, and Ms. Parsons seconded to grant the exemptions. The motion carried 4-0.

Clause 41A-Tax Deferral - Nine applications were considered for this period. All applicants meet the current requirements. Ms. DeLuca moved, and Ms. Parsons seconded to grant the exemptions. The motion carried 4-0.

Clause 41C - Elderly Persons - Thirty-three applications were considered for this period. All applicants meet the current requirements. Ms. Parsons moved, and Ms. DeLuca seconded to grant the exemptions. The motion carried 4-0.

Clause 42-Surviving Spouse/Minor Child of Police Officer - One application was presented. Mr. Kosko believes the person may now be deceased.

EXECUTIVE SESSION:

Chair Parmakian called the meeting into Executive Session.

Real Property Abatements

The Board reviewed the first list of FY 2005 Abatement applications. Twenty-three applications were presented with the following recommendations:

1. 406 Commercial St Realty Trust (Unit 2)– Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to \$275,000. The motion carried by a vote of 3-0-1, with Ms. Parsons recusing herself.
2. 406 Commercial St Realty Trust (Unit 3) – Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to \$389,000. The motion carried 4-0.
3. 10 Hobson Ave – Mr. Muse seconded by Ms. Parsons, to abate the assessed value to \$100,000. The motion carried by a vote of 4-0.
4. 6 Pearl St – Ms. Parsons moved, seconded by Ms. DeLuca, to abate the assessed value to \$525,000. The motion carried by a vote of 4-0.
5. 74 Race Point Rd – Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to \$487,500. The motion carried by a vote of 4-0.
6. 406 Commercial St (Unit 1) – Ms. DeLuca moved, seconded by Mr. Muse, to abate the assessed value to \$155,000. The motion carried by a vote of 4-0.
7. 263 Bradford St (Eliz Nom Trust) – Mr. Muse moved, seconded by Ms. DeLuca, to abate and adjust to \$478,500 (\$435K + 10%). The motion carried 4-0.
8. 5-15 Bradford St Ext (Unit A) – Mr. Muse moved, seconded by Ms. Parsons, to abate the assessed value to \$800,000. The motion carried by a vote of 4-0.
9. 5-15 Bradford St Ext (Unit B) – Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to \$775,000. The motion carried by a vote of 4-0.
10. 5-15 Bradford St Ext (Unit C) – Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to

\$800,000. The motion carried by a vote of 4-0.

11. 495 Commercial St (Unit 9) – Ms. Parsons moved, seconded by Ms. DeLuca, to abate the assessed value to \$450,000. The motion carried by a vote of 4-0.
12. 87 Bradford St – The Board could not support the applicant’s claim to abate. Mr. Muse motioned to deny the request. Ms. DeLuca seconded the motion, and the vote carried 4-0.
13. 3 Aunt Sukey Way – Ms. Parsons moved, seconded by Mr. Muse, to abate the assessed value to \$513,400. The motion carried by a vote of 4-0.
14. 9 Hobson Ave – Mr. Muse moved, seconded by Ms. Parsons, to abate the assessed value to \$100,000. The motion carried by a vote of 4-0.
15. 23 Bradford St (Unit 3) – Mr. Muse moved, seconded by Ms. DeLuca, to abate the assessed value to \$375,000. The motion carried by a vote of 3-0-1, while Ms. Parmakian recused herself.
16. 67 Pleasant St – Mr. Muse moved, seconded by Ms. Parsons, to abate the assessed value to \$922,230. The motion carried by a vote of 4-0.
17. 690 Commercial St (Unit 1B) – Mr. Muse moved, seconded by Ms. Parsons, to abate the assessed value to \$345,000. The motion carried by a vote of 4-0.
18. 176 Commercial St (Unit 7) – The Board could not support the applicant’s claim to abate. Ms. Parsons motioned to deny the request. Mr. Muse seconded the motion, and the vote carried 4-0.
19. 176 Commercial St (Unit 8) – The Board could not support the applicant’s claim to abate. Ms. Parsons motioned to deny the request. Mr. Muse seconded the motion, and the vote carried 4-0.
20. 5 Standish St) – The Board could not support the applicant’s claim to abate. Mr. Muse motioned to deny the request. Ms. DeLuca seconded the motion, and the vote carried 4-0.
21. 8 Webster Ave – The Board could not support the applicant’s claim to abate. Mr. Muse motioned to deny the request. Ms. DeLuca seconded the motion, and the vote carried by a vote of 2-1-1, while Ms. Parmakian recused herself.
22. 261 Bradford St – The Board could not support the applicant’s claim to abate. Mr. Muse motioned to deny the request. Ms. DeLuca seconded the motion, and the vote carried by a vote of 4-0.

NEXT BOA MEETING:

There will be a meeting of the Board of Assessors on Wednesday, August 24, 2005 at 9:00 a.m. in Conference Room “A”.

ADJOURNMENT:

There being no further business to come before the Board at the time, Mr. Muse motioned to adjourn the meeting, seconded by Ms. DeLuca. Chair Parmakian adjourned the meeting at 11:22 a.m.

Respectfully submitted:

Karl Shipman

Karl Shipman,
Assessors’ Office Clerk

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