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Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, January 7, 1999

CALL TO ORDER: The meeting was called to order at 10:10 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. Blanchette moved, seconded by Mr. Kosko, to approve the minutes of the December 3, 1998 meeting as written. The motion carried by a vote of 4-0.

PUBLIC STATEMENTS:

1. Ms. Sandra Fay and Ms. Rachel Crosby of 25 Nelson Ave. spoke to the Board of behalf of a real property abatement application that was filed by Mr. & Mrs. Fernando Ribeiro. Ms. Fay is the current property owner.

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

1. A letter to Ms. Nancy Egan of the Appellate Tax Board from Atty. Mark Witkin stating that four pending ATB cases for the Great Atlantic & Pacific Tea Co. and Seagull Realty Trust are being continued until March 25, 1999.
2. A letter from Mr. Faris to Ms. Jill Vaughan of 12 Standish way confirming her intent to withdraw her FY'99 abatement application.
3. A memo from Mr. Stephen J. Nofield, Town Clerk to the all Town Boards and Committees regarding a backlog of minutes for Calendar Year 1998.
4. An invoice from Mr. Faris to Ms. Gabriel Brooke accompanying a diskette of Assessing Department data.
5. An invoice from Mr. Faris to Ms. Joan Spence of Moore Data accompanying a diskette of Assessing Department data.
6. A letter from Mr. Faris to Atty. Christopher J. Snow requesting access to property located at 119 Bradford St owned by his clients, Mr. & Mrs. Anthony Joseph.
7. A letter from Mr. Faris to Atty. Christopher J. Snow, Trustee of 583 Commercial Street Realty Trust requesting access to same to follow up on an abatement application.
8. A letter from Mr. Faris to Atty. Christopher J. Snow, Trustee of the 141-143 Commercial Street Realty Trust requesting access to same to follow up on an abatement application.
9. A letter from Mr. Faris to Mr. Robert Postel, Trustee of 535-5 Realty Trust informing him that his abatement application arrived in the Assessors' Office after the filing deadline.
10. A letter from Mr. Faris to Ms Edna O. Meyers of Unit #6 Condominium 535 informing her that her abatement application arrived in the Assessors' Office after the filing deadline.
11. A letter from Mr. Faris to Mr. Harry Parsekian, Trustee of the Sierra Trust informing him that his abatement application arrived in the Assessors' Office after the filing deadline.
12. A memo from the Barnstable County Assessors' Association regarding the Land Bank Tax implementation.
13. A sample letter from Mr. Faris to eligible taxpayers wishing to file for statutory exemptions.
14. A letter from Mr. Faris to Mr. Michael DiCaprio of 18 Franklin St regarding a pro rata tax bill for property purchased from the Town located at 16 Franklin St.
15. A copy of the posting certification for the Assessors Form I

OLD BUSINESS:

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

1. Ciluzzi, John J., Masthead CD. Cases were heard in Boston on December 10, 1998. Decision of the Board is pending.
2. Taubes, Christopher, 89 Franklin St. The Board received an order from the ATB directing the Treasurer/Collector to issue an abatement refund to the taxpayer.

Clause 58, Section 8 Abatements: Mr. Faris presented the following cases before the Board:

1. Clem & Joe's Inc., 338 Commercial St. A personal property tax bill was issued in error for this

now defunct business. The business had ceased to operate in October 1997. Mr. Blanchette moved, seconded by Mrs. Berry, for approval to petition Department of Revenue to abate this tax bill. The motion carried by a vote of 4-0.

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Other: Mr. Faris reported to the Board that Ms. Lorraine Reilly, our liaison from the Department of Revenue will be in Town on Friday, 1/8/99.

NEW BUSINESS

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

- Fully abate four (4) bills for 1998 due to bills issued in error/recommits.
- Partially abate 15 bills for 1997/1998 due to sales or trades.

Mr. Kosko moved, seconded by Mrs. Berry, to accept Mr. Warner's recommendation. The motion carried by a vote of 4-0.

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

Exemptions: Mr. Warner presented the following applications for statutory exemption with recommendations:

- Clause 17D-Surviving Spouse/Elderly: One application was received which had been granted in previous years. Mr. Kosko moved, seconded by Mrs. Berry, to grant this exemption. The motion carried by a vote of 4-0.
 - Clause 22-Veterans: Five applications were received. Three of these applications had been granted in previous years. Mr. Blanchette moved, seconded by Mrs. Berry, to grant these exemptions. The motion carried by a vote of 4-0. Two applications were for first-time applicants. These applicants do not meet the qualification guidelines to receive this exemption. Mr. Blanchette moved, seconded by Mrs. Berry, to deny these applications. The motion carried by a vote of 4-0.
 - Clause 37A-Blind: Two applications were received. Both had been granted in previous years. Mr. Kosko moved, seconded by Mrs. Berry, to grant these exemptions. The motion carried by a vote of 4-0.
 - Clause 41C-Elderly: Seven applications were received. It was recommended that five of the applications which had been granted in previous years be granted. Mrs. Berry moved, seconded by Mr. Kosko, to grant these exemptions. The motion carried by a vote of 4-0. Two applicants do not meet the income guidelines to qualify for this exemption. Mr. Blanchette moved, seconded by Mrs. Berry, to deny these applications. The motion carried by a vote of 4-0.
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Real Property Abatement Applications:

1. 188 Commercial St Real Estate Trust, 188 Commercial St. Due to the fact that the value increased only 19% over FY'98 and that the property is currently on the market for \$849,000, Mr. Blanchette moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
2. Vorell Realty Trust, 226-228 Commercial St. Based on a site visit on 12/14/98 and adjustment of Assessing Department data to account for the condition of the apartments and this property's proximity to a nightclub, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$576,400. The motion carried by a vote of 4-0.
3. Schaefer Frank D., 500 Commercial St. Based on the fact that the property was inspected thoroughly in conjunction with an FY'98 abatement and the fact that the FY'99 value increased only 10% over FY'98, Mr. Blanchette moved, seconded by Mr. Kosko, to deny this application. The motion carried by a vote of 4-0.

At 11:15 AM, Mr. Kosko had to leave the meeting.

Personal Property Abatement Application:

1. Malone, Edward, 61 Commercial St. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$1,100. The motion carried by a vote of 3-0.
2. Smith, John B et al, #3 West Vine St CD. Based on an inventory provided by the taxpayer, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$8,500. The motion carried by a vote of 3-0.
3. Brown, Arthur W. et al, #C Nickerson Loft CD. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$300. The motion carried by a vote of 3-0.
4. White, Ronald et ux, #1 62 Franklin St CD. This property was sold as a condominium in November 1998. On January 1, 1998, the tenant owned all personal property. Mrs. Berry moved, seconded by Mr. Blanchette, to abate in full. The motion carried by a vote of 3-0.
5. White, Ronald et ux, #4 62 Franklin St CD. This property was sold as a condominium in November 1998. On January 1, 1998, the tenant owned all personal property. Mr. Blanchette moved, seconded by Mrs. Berry, to abate in full. The motion carried by a vote of 3-0.
6. White, Ronald et ux, 64 Franklin St. Based on an inventory provided by the taxpayer, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$2,400. The motion carried by a vote of 3-0.
7. Carignan, Charles G., 12A Mechanic St. Based on a site visit on 12/7/98, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$1,400. The motion carried by a vote of 3-0.
8. Vogel Herbert I. et al , #GG Race Point TH CD. Based on a site visit on 12/31/98, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$6,500. The motion carried by a vote of 3-0.
9. McCabe, Patricia, #B2 Seashore Park CD. Based on an inventory provided by the taxpayer, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$4,000. The motion carried by a vote of 3-0.
10. Levison, Barbara J. et al, 5 Nelson Ave. Based on a site visit on 12/11/98, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$1,200. The motion carried by a vote of 3-0.

11. Levison, Barbara J. et al , #A 7 Nelson Ave CD. Based on a site visit on 12/11/98, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$1,500. The motion carried by a vote of 3-0.
12. Hanes, Andrew, #B Fish & Yee CD. Based on the fact that the taxpayer feels that the value of his personal property is greater than the current assessment, Mr. Blanchette moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 3-0.
13. Hall, Elena C., 401 Commercial St. The bill was issued in error because the property is incomplete. Mrs. Berry moved, seconded by Mr. Blanchette, to abate in full. The motion carried by a vote of 3-0.
14. Langley Donald E. Sr. et ux, 169 Bradford St. The apartment is no longer rented. The house is used as a single-family. Mrs. Berry moved, seconded by Mr. Blanchette, to abate in full. The motion carried by a vote of 3-0.
15. Russell, Dwight P. et al, 19 Bangs St. An phone interview revealed that the tenant owns all the personal property. Mr. Blanchette moved, seconded by Mrs. Berry, to abate in full. The motion carried by a vote of 3-0.
16. Goldberg, Matthew et ux, #2B Howland Woods II. The taxpayer is a year-round resident. Bill issued in error. Mr. Blanchette moved, seconded by Mrs. Berry, to abate in full. The motion carried by a vote of 3-0.
17. La Palme, Paula, #10 Bay Shore CD. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$1,100. The motion carried by a vote of 3-0.
18. Colburn, Marilyn, #8 General Store CD. Based on a site visit on 12/3/98, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$2,000. The motion carried by a vote of 3-0.
19. Peterson, Allen L, #2 Courtyard CD. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$2,200. The motion carried by a vote of 3-0.
20. Jasney, Max, 252 Bradford St. Based on a site visit on 12/7/98, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$2,000. The motion carried by a vote of 3-0.
21. Wasserman, Albert, #7 White Dory Bay CD. Based on a site visit on 12/16/98, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$6,000. The motion carried by a vote of 3-0.
22. La Palme, Paula #9 White Dory Bay CD. Based on a site visit on 12/16/98, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$3,200. The motion carried by a vote of 3-0.
23. Audette, Rosemary, #12 White Dory Bay CD. Based on a site visit on 12/16/98, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$1,000. The motion carried by a vote of 3-0.
24. Weetman, Georgia, #4 Beacomber Colony CD. Based on a site visit on 1/4/99, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$500. The motion carried by a vote of 3-0.
25. Weetman, Georgia, #5 Beacomber Colony CD. Based on a site visit on 1/4/99, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$500. The motion carried by a vote of 3-0.

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At 11:30 AM due to time constraints placed on members of the Board, Mr. Blanchette moved, seconded by Mrs. Berry to adjourn the meeting until January 14, 1999 at 9:00 AM. The motion carried by a vote of 3-0.

The meeting of the Board of Assessors resumed at 9:00 AM on Thursday, January 14, 1999 with the following members present: Ms. Romano, Mr. Kosko, Mr. Blanchette, Mrs. Berry. Because a taxpayer was present, Ms. Romano resumed the meeting with public statements.

Public Statements:

Mr. John Bennett of 333R Commercial St spoke to the Board in support of six real property abatement applications which he filed for the condominiums located at this property.

Real Property Abatement Applications-continued:

1. Foss, James F., 7 Winthrop St. Based on a site visit on 1/13/99 and information provided by the taxpayer, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$755,000. The motion carried by a vote of 4-0.
2. Davis, Park H, 198 Commercial St. Based on a site visit on 1/12/99, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$562,500. The motion carried by a vote of 4-0.
3. 333 Commercial St Trust, #R-1 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. Based on a site visit on 1/12/99 and the fact that the property would require substantial leasehold improvements, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$99,900. The motion carried by a vote of 3-0.
4. 333 Commercial St Trust, #R-2 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. Based on a site visit on 1/12/99 and the location of the property which is located in the Harborfront Area and is subject to a chapter 91 license, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$99,900. The motion carried by a vote of 3-0.
5. China Trust, 361A Commercial St. Based on a site visit on 1/13/99 and lease restrictions with a long-term tenant, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$296,500. The motion carried by a vote of 4-0.
6. Flagship Realty Trust, 463 Commercial St. Based on a site visit on 1/12/99 and correction of Assessing Department data, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$725,000. The motion carried by a vote of 4-0.
7. Hassell, Martha S et al, 25 Bayberry Ave. A site visit 12/7/98 disclosed additional water fixtures which would have caused an increase in value above the current assessment. Based on this, Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
8. Meadowview Heights Trust, 2 Bayberry Ave. Although the Town has for some years assessed this parcel as a buildable lot, a review of the subdivision plans revealed that this parcel had been created by the Planning Board as an unbuildable lot. Therefore, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$17,100. The motion carried by a vote of 4-0.
9. Duby, Ronald S., #17 Delft Haven II CD. Due to the fact that the taxpayer states his unit is fairly assessed but that several single-family homes in the same neighborhood are under assessed and none of the properties he cited are truly comparable, Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
10. Kuliopulos, Argirios et ux, 6 Creek Round Hill Rd. Based on a site visit on 12/11/98 which disclosed lesser grade and construction than current records showed but a better view, the application of which would have increased the assessment, Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
11. CK Nominee Trust, 55 West Vine St. Based on the fact that the increase in assessment is

primarily due to the addition of an extra lot potential for this parcel which consists of 1+ acres with 275 feet of frontage, Mr. Kosko moved, seconded by Mr. Blanchette to deny this application. The motion carried by a vote of 4-0.

12. Foley Alice, #3 Union Wharf CD. A site visit on 12/16/98 disclosed a change in view. Mr. Blanchette moved, seconded by Mr. Kosko to abate the assessed value to \$149,600. The motion carried by a vote of 4-0.
13. Mencher, Judy K., 65A Commercial St. Based on the fact that the property is in the midst of a major rehab and class conversion, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$389,000. The motion carried by a vote of 4-0.
14. Chapman, Leona et al, 29 Nickerson St. A site visit on 12/9/98 disclosed that the cottage is uninhabitable. Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$185,100. The motion carried by a vote of 4-0.
15. Blueberry Realty Trust, 20 Blueberry Ave. A site visit on 12/11/98 indicated that the steep terrain will present substantial problems in the development of this parcel. A discount for topography was applied. Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$85,000. The motion carried by a vote of 4-0.
16. Lawton, Charles E. et al, 71 Bayberry Ave. The change in value of this new home in excellent condition is due largely to normalization of neighborhood codes. Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
17. Hoffman, Milo G, 67 Bayberry Ave. Based on a site visit which disclosed a partial basement instead of a full basement, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$359,000. The motion carried by a vote of 4-0.
18. Nancy G Macht Nominee Real Estate Trust, #B4 Fisherman's Cove CD. A site visit disclosed an error in calculating the exclusive use living area and view. Mr. Kosko moved, seconded by Mrs. Berry to abate the assessed value to \$162,600. The motion carried by a vote of 4-0.
19. LaMontagne Realty Trust, 111 Commercial St. A site visit on 12/17/98 indicated grade and condition changes on all three buildings. Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed amount to \$477,600. The motion carried by a vote of 4-0.
20. Carignan, Charles G, 12A Mechanic St. Based on a site visit on 12/17/98 which changed grade and condition, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$156,200. The motion carried by a vote of 4-0.
21. Crawley, Louise A., 9 Bradford St. A site visit on 12/4/98 did not reveal any basis for abatement. Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
22. Hendrickson, Robert P., 116-118 Commercial St. A site visit on 12/3/98 resulted in the addition of an economical obsolescence factor for flooding due to a neighbor's raised septic system. Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$307,600. The motion carried by a vote of 4-0.
23. Gordon Realty Trust, 7A Point St. This parcel is unbuildable due to lack of frontage and ineligibility for isolated lot exemption. Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$15,800. The motion carried by a vote of 4-0.
24. Cozzi, Elise M, 61B Commercial St. Based on a site visit which indicated minor changes to Assessing Department records, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$425,700. The motion carried by a vote of 4-0.
25. Roderick Bernard P. Sr., #1 Snow's Lane CD. Due to the erroneous inclusion of an unfinished basement in the square footage of living area, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$137,900. The motion carried by a vote of 4-0.
26. Critchley, Jay, 7 Carnes Ln. Due to the removal of a kitchen in the third living unit and the conversion of same to an artist studio, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$188,900. The motion carried by a vote of 4-0.
27. Silva, Charles W., 27 Ship's Way Rd. Due to the erroneous removal of a site index for proximity to the A & P, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$61,800. The motion carried by a vote of 4-0.
28. Patrick, John R., 35 Court St. A site visit on 12/3/98 disclosed serious structural damage resulting

from frequent flooding. A site index was added to account for this flooding. Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$123,400. The motion carried by a vote of 4-0.

29. Holmen, Greta N., 67 Capt Berties Way. A site visit on 12/9/98 indicated grade and condition changes to Assessing Department data. This property will be uninhabitable on 1/1/99 due to extensive renovations. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$153,400. The motion carried by a vote of 4-0.
30. Souza Joseph E. Jr., 34 Alden St. A site visit on 12/2/98 indicated that a change in condition was warranted. A site index for proximity to the nursing home was added. Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$146,200. The motion carried by a vote of 4-0.
31. Vogel, Herbert I. et al, #GG Race Point TH CD. Based on the fact that the taxpayer paid \$132,000 three days prior to the assessment date and the unit next door sold for \$155,000 in 8/98, Mrs. Berry moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
32. Mc Cabe, Patricia, #B2 Seashore Park CD. Based on the incorrect inclusion of an unfinished basement in the square footage of living area, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$93,200. The motion carried by a vote of 4-0.
33. Levison, Barbara J et al, #A, 7 Nelson Ave CD. A site visit on 12/11/98 revealed no grounds for abatement. Mr. Blanchette moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
34. Franzese, Patricia, #B, 7 Nelson Ave CD. A site visit on 12/11/98 revealed no grounds for abatement. Mr. Blanchette moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
35. 333 Commercial St Trust, #R-3, 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. A site visit on 1/12/99 revealed a change in both interior and exterior conditions. Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$71,800. The motion carried by a vote of 3-0.
36. 333 Commercial St Trust, #R-4, 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. A site visit on 1/12/99 revealed a change in both interior and exterior conditions. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$108,700. The motion carried by a vote of 3-0.
37. 333 Commercial St Trust, #R-5, 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. A site visit on 1/12/99 revealed poorer exterior conditions but better interior conditions. Incorporating these factors into the formula would generate a greater value than the current assessment. Therefore, Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 3-0.
38. 333 Commercial St Trust, #R-6, 333 Commercial St. Mr. Blanchette recused himself from the discussion of this application. A site visit on 1/12/99 revealed a change in both interior and exterior conditions. Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$ 233,700. The motion carried by a vote of 2-1.
39. Joseph, Anthony et ux, 119 Bradford St. Based on flooding from a raised septic system next door, which has caused the subject property's septic system to fail, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$174,600. The motion carried by a vote of 4-0.
40. Hino, Elsbeth, 288B Commercial St. This 2-family residence had a high site index for commercial potential due to its location across from a chiropractor's office. None of the other residences have a site index for commercial potential which is probably limited to professional offices. Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$197,500. The motion carried by a vote of 4-0.
41. Hanes, Andrew, #B Fish & Yee CD. The value increased dramatically due to normalization of neighborhood codes. Based on a site visit on 12/10/98 which revealed changes in both exterior and interior conditions, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$99,900. The motion carried by a vote of 4-0.
42. Clifford, Timothy M., #6, 156 Bradford St CD. A style change disproportionately increased the

- value of this unit over the others. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$112,200. The motion carried by a vote of 4-0.
43. Rocha, Frederico et ux, 340B Commercial St. Based on the fact that a site index for lack of frontage was removed in error, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$183,300. The motion carried by a vote of 4-0.
 44. White, Maxine L., 409A Commercial St. A site visit on 12/28/98 revealed no grounds for abatement. Mr. Blanchette moved, seconded by Mr. Kosko, to deny this application. The motion carried by a vote of 4-0.
 45. Karlman, Carol, #3 Viola Cook CD. A site visit revealed that this residential unit is currently used for storage for the commercial unit on the first floor. Considerable work would have to be done in order to use this unit as a rental. Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$97,600. The motion carried by a vote of 4-0.
 46. Roach Nathan et al , 24 Conwell St. The large increase in value was due to removal of the economic obsolescence factor for proximity to the cemetery and the addition of two potential lots. Based on a site visit on 12/15/98 and removal of this extra lot potential, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$294,100. The motion carried by a vote of 4-0.
 47. Courtney, Richard T., III, 5 Tiny's Way. Based on a site visit on 1/4/99 and the addition of a site index for a dirt road with limited town services, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$322,000. The motion carried by a vote of 4-0.
 48. Jason, Reginald F. et ux, 11 Conwell St. Based on a site visit which disclosed changes in grade, different plumbing fixture count, and non-central heat, Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$142,900. The motion carried by a vote of 4-0.
 49. Pritchard, Eifion W., #3 Gallery CD. A site visit on 12/19/98 resulted in change in interior condition. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$87,000. The motion carried by a vote of 4-0.
 50. Chetham, Mary H., 6 Cook St. Based on a site visit on 12/16/98 which resulted in a change in interior condition, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$275,000. The motion carried by a vote of 4-0.
 51. Cash, Connacht et al, 15 Standish Way. A site inspection on 12/14/98 resulted in a change in grade for the cottage and the addition of a site index for a shell path road to the property. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$419,900. The motion carried by a vote of 4-0.
 52. Marcoux, Marcene, 186 Bradford St. The increase in value is due to the addition of an extra lot potential. The steep topography would make this very challenging; therefore the potential has been removed. Based on the addition of a site index for this topography, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$209,800. The motion carried by a vote of 4-0.
 53. Richter, Walter, 3 Upper Miller Hill Rd. A site visit in 12/98 revealed a change in grade and that the completion factor for the house was less than our records indicated on 1/1/98. Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$249,500. The motion carried by a vote of 4-0.
 54. Malone, Edward, 33 Bangs St. The increase in value for this property was due largely to the addition of extra lot potential. The taxpayer states that present access and unclear title make development difficult. A site index was added to account for unclear title. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$199,700. The motion carried by a vote of 4-0.
 55. Stefani, Nancy L, 6A Willow Dr. This new lot was created for FY'99. A topography factor was added for very uneven terrain. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$75,000. The motion carried by a vote of 4-0.
 56. La Palme, Paula, #10 Bay Shore CD. Based on the fact that the taxpayer paid \$195,000 in 1997, Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
 57. Kaeselau, Treg C., 213 Bradford St. Based on a site visit on 1/12/99 and the addition of a site

index for noise from a busy intersection, neighboring market and playground, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$179,000. The motion carried by a vote of 4-0.

58. Partoll, Erna, 3 Howland St. Based on a site visit on 12/17/98 and increase in site index for flooding, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$103,200. The motion carried by a vote of 4-0.
59. Davis, Albert G., 2 Dagget Ln. A site visit on 12/15/98 disclosed an additional ½ bath and added a site index for a dirt road and no town services. Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$182,600. The motion carried by a vote of 4-0.
60. Peterson, Allen L., #2 Courtyard CD. A site visit on 12/7/98 revealed a change in exterior condition. However, the taxpayer paid \$95,000 in 6/97. Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
61. Dyson, Jane, #5 Courtyard CD. Based on the fact that the taxpayer has repeatedly refused entry to the unit for inspection, Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
62. Ferri, Richard et al, 261 Bradford St. A site visit on 12/10/98 revealed a change in condition and an increase in view which would increase the current assessment. Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
63. Vevers, Anthony et ux, 250 Bradford St. Due to an increase to 10% of the economic obsolescence factor for proximity to the Surfside Inn to be consistent with other properties, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$201,100. The motion carried by a vote of 4-0.
64. Mackin, Elizabeth, 6 Duncan Ln. Based on a site visit which revealed a change in construction grade and the addition of a site index for an unpaved road, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$130,700. The motion carried by a vote of 4-0.
65. Corriveau, Franklin E. Jr., #2 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. A site visit on 12/16/98 disclosed that the exterior condition for this unit was rated higher than the other units in the complex, the interior condition was better than average, but that the unit has no view. Therefore, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$124,800. The motion carried by a vote of 4-0.
66. Wasserman, Albert, #7 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. A site visit on 12/16/98 disclosed nothing that would justify an abatement. Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
67. Kaminsky, Roger F. et al, #8 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. A site visit on 12/16/98 disclosed nothing that would justify an abatement. Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
68. Menke, Mary V., #11 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. A site visit on 12/16/98 disclosed nothing that would justify an abatement. Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
69. Audette, Rosemary #12 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. A site visit on 12/16/98 disclosed nothing that would justify an abatement. Mr. Kosko moved, seconded by Mr. Blanchette, to deny this application. The motion carried by a vote of 4-0.
70. Perdue, Molly, #15 White Dory Bay CD. The value increased due to correction of an error that had misclassified a private beach across the street. Based on the fact that a site visit on 12/16/98 disclosed that the unit was incorrectly listed as an apartment style but is really a basement unit. Mr. Kosko moved, seconded by Mrs. Berry, to abate the assessed value to \$105,200. The motion carried by a vote of 4-0.
71. Peramba, Thomas, #16 White Dory Bay CD. This unit is a free-standing cottage. The value increased due to correction of an error that had misclassified a private beach across the street. A

- site visit on 12/16/98 disclosed nothing that would justify an abatement. Mr. Blanchette moved, seconded by Mr. Kosko, to deny this application. The motion carried by a vote of 4-0.
72. Stubbs, Miriam M, 284-284A Bradford St. Based on a site visit on 12/14/98 which revealed that the condition of two of the structures is better than our records showed, Mr. Kosko moved, seconded by Mrs. Berry, to deny this application. The motion carried by a vote of 4-0.
 73. Trumbo, Douglas et al, 2 Fortuna Rd. Based on correction of a disproportionate assessment for this neighborhood, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$309,300. The motion carried by a vote of 4-0.
 74. Lemley, Fraser et ux, 661 Commercial St. Based on a site visit on 1/9/99 which revealed that the property was being incorrectly assessed for an unfinished basement, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$529,300. The motion carried by a vote of 4-0.
 75. McKenzie, Charles S. et ux, 674A Commercial St. The increased assessment is due in large part to the discovery of additional land on the south side of Commercial St. Based on the determination that a site index would be a fairer way to classify this additional value, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$198,900. The motion carried by a vote of 4-0.
 76. Sweeney Susan et al, 674 Commercial St. The increased assessment is due in large part to the discovery of additional land on the south side of Commercial St. Based on a site visit on 1/6/99 and the determination that a site index would be a fairer way to classify this additional value, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$306,700. The motion carried by a vote of 4-0.
 77. Locke Roger S. et al, 682 Commercial St. Ms. Romano recused herself from the discussion of this application. The increased assessment is due in large part to the discovery of additional land on the south side of Commercial St. Based on a site visit on 12/14/98 and the determination that a site index would be a fairer way to classify this additional value, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$362,300. The motion carried by a vote of 3-0.
 78. Locke Family Trust, 684 Commercial St. Ms. Romano recused herself from the discussion of this application. The increased assessment is due in large part to the discovery of additional land on the south side of Commercial St. Based on a site visit on 12/14/98 which revealed that much of this land is wet, and the determination that a site index would be a fairer way to pick up this additional value, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$399,900. The motion carried by a vote of 3-0.
 79. Santos, Basil P et ux, 664R Commercial St. Based on site visits on 11/25/98 and 1/5/99 which resulted in grade and condition changes, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$329,800. The motion carried by a vote of 4-0.
 80. Weetman, Georgia, #4 Beachcomber Colony CD. Based on a site visit on 1/4/99 which revealed changes in both exterior condition and style, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$33,100. The motion carried by a vote of 4-0.
 81. Weetmen, Georgia, #5 Beachcomber Colony CD. Based on a site visit on 1/4/99 which revealed changes in both exterior condition and style, Mr. Blanchette moved, seconded by Mrs. Berry, to abate the assessed value to \$34,300. The motion carried by a vote of 4-0.
 82. Hennigan, Stephen, #4 Holiday Shoreline CD. The value increased dramatically due to normalization of neighborhood codes. Based on a site visit on 12/9/98 which revealed changes in exterior condition, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$29,900. The motion carried by a vote of 4-0.
 83. Holy Land Nominee Trust, #8 Holiday Shoreline CD. The value increased dramatically due to normalization of neighborhood codes. Based on a site visit on 12/9/98 which revealed changes in exterior condition, Mr. Kosko moved, seconded by Mr. Blanchette, to abate the assessed value to \$29,000. The motion carried by a vote of 4-0.

Personal Property Abatement Applications-continued:

1. Kennedy, Craig, 25 Mechanic St. Based on a detailed inventory provided by the taxpayer, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$4,200. The motion carried by a vote of 4-0.
2. Wade, Jerry et al, #3, 10A Bradford St CD. Due to the fact that the taxpayer has made a bona fide attempt to establish residency, Mr. Kosko moved, seconded by Mr. Blanchette, to abate in full. The motion carried by a vote of 4-0.
3. 333 Commercial St Trust, #R-3,333 Commercial St CD. Mr. Blanchette recused himself from the discussion of this application. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$400. The motion carried by a vote of 3-0.
4. 333 Commercial St Trust, #R-4, 333 Commercial St CD. Mr. Blanchette recused himself from the discussion of this application. Based on a site visit on 1/12/99 and an inventory from the taxpayer, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$400. The motion carried by a vote of 3-0.
5. 333 Commercial St Trust, #R-5, 333 Commercial St CD. Mr. Blanchette recused himself from the discussion of this application. Based on a site visit on 1/12/99 and an inventory from the taxpayer, Mrs. Berry moved, seconded by Mr. Kosko, to abate the assessed value to \$400. The motion carried by a vote of 3-0.
6. Kaeselau, Treg C., 213 Bradford St. Based on a site visit on 1/13/99 and an inventory provided by the taxpayer, Mr. Blanchette moved, seconded by Mr. Kosko, to abate the assessed value to \$100. The motion carried by a vote of 4-0.
7. Sperry, Paula J, 6 Fortuna Rd. The taxpayer satisfies requirements for residency. Bill issued in error. Mrs. Berry moved, seconded by Mr. Blanchette, to abate in full. The motion carried by a vote of 4-0.
8. Rosasco, Anthony et ux, #14C Bay Colony CD. Ms. Romano recused herself from the discussion of this application. Bill issued in error. Due to the fact that the tenant is the sister of the owner and is obligated to pay more than ½ the taxes, Mrs. Berry moved, seconded by Mr. Kosko, to abate in full. The motion carried by a vote of 3-0.
9. Unit 16B Bay Colony Realty Trust, #16B Bay Colony CD. Ms. Romano recused herself from the discussion of this application. Based on an inventory provided by the taxpayer, Mrs. Berry moved, seconded by Mr. Blanchette, to abate the assessed value to \$100. The motion carried by a vote of 3-0.

OTHER/MISCELLANEOUS:

Assessing Team and Office News: Mr. Faris reported that the funding for the aerial photography may be approved sooner than the FY'2001 capital budget as originally scheduled.

Future Meeting Dates: There will be a meeting of the Board of Assessors on **Thursday, January 28, 1999 at 9:00AM.**

ADJOURNMENT: There being no further business to come before the Board, Mr. Blanchette moved that the meeting be adjourned at 11:15 AM and the meeting was adjourned.

