

EDGARTOWN BOARD OF ASSESSORS MEETING 6-27-2016

PRESENT: Alan Gowell, Chairman; Donna L. Goodale and Laurence A Mercier, members of the Board; Jo-Ann Resendes, Principal Assessor, and C. Bonnell, Administrative Assistant, Stephanie Sheehan, taxpayer and Jim Seaman.

The Chairman opened the meeting at 3:00 PM.

After motion made and seconded, the minutes of the May 23, 2016 meeting were unanimously approved.

CORRESPONDENCE: Nothing at this time.

PERMISSION TO ABATE:

After motion made and seconded, the Board voted to abate the following uncollectible taxes as requested by the Tax Collector:

2016 Personal Property \$ 219.57	2007 Motor Vehicle \$3,275.83
2008 Motor Vehicle \$1,649.06	2009 Motor Vehicle \$457.50
2012 Motor Vehicle \$253.13	

NEW BUSINESS:

Jo-Ann reported that the DOR has issued the proposed 2016 Equalized Valuations. This is calculated every 2 years and affects various items on the Cherry Sheet, both charges and reimbursements. Edgartown's 2016 EQV is up 2.65% from the 2014, and it is 38.6% of total county value. For 2014 it was 36.7% of total county value.

Jo-Ann explained that she had spoken with Ellen Hutchinson about the Verizon ATB cases and that she and Ellen felt it would not be worth it to file a petition for the town. Verizon has filed an appeal against the Commissioner of Revenue and it involves municipalities as they assess the taxes. Edgartown only has two years involved, FY10 and FY11. The MAAO had suggested that individual communities should consider filing on their own. We will have to go with the final decision, which may involved some abatement of taxes. Jo-Ann also explained that the Verizon appeals have been split into a valuation case and a case about which tax rate should apply. Since Edgartown only has a single tax rate, that issue will not affect us.

Jo-Ann also reported that Municipal Modernization bill was discussed at the MAAO Summer Conference. It is still being finalized and is expected to pass with nearly all the provisions intact.

The Board met with Stephanie Sheehan concerning her denial for abatement for her property at 60 Pinehurst Rd for FY 16. She questioned why she didn't have a hearing. Jo-Ann told that it is not the policy to automatically schedule hearings but that a taxpayer must request a hearing. It was also noted that she didn't allow an inspection of her property so therefore the assessors don't know the condition of the house. Ms. Sheehan felt that that is not a legal requirement. She also told the Board she felt her land was overvalued as her neighbor's land values are a lot less then hers. Jo-Ann replied that she could look at the neighborhood again and that we use Mass Appraisal and her value probably went up in value because of a market adjustment. Ms. Sheehan questioned why there were only two signatures on the

denial notice. It was explained to her that we only need a majority of the Board to sign. Mr. Gowell told Ms. Sheehan she could apply for an abatement again for FY 17. Ms. Goodale questioned Ms. Sheehan about what she would ask for the property if she were to sell it. Ms. Sheehan responded that it would depend on the reason for selling. Jo-Ann told her she had until July 25 to file with the Appellate Tax Board if she chooses. Jo-Ann noted that the board would make a motion for an inspection and that the ATB would dismiss the case without an inspection of the property. Ms. Sheehan and Mr. Seaman left the meeting at 3:35PM.

Jo-Ann reported to the Board that she would like to purchase enhancements from Cartographic that will show sales and other data graphically. Jo-Ann felt that the budget from this year could be used, and some from next year. She will talk to Franco (Cartographic) tomorrow to get the final cost and see if we can split the payments. The Board voted unanimously to make the purchase.

Jo-Ann gave the Board a preliminary sales analysis report for 2016 sales to date. The medians are only down slightly and the COD's are up.

The next meeting will be held on July 25, 2016 at 3:00 PM in the office.

At 4:15 Mr. Gowell made a motion to go into executive session to discuss an abatement application and to return to regular session when done. Mr. Mercier aye, Ms Goodale, aye.

The Board returned to regular session at 4:20 PM.

After motion made and seconded the Board voted to Abate 22,200 from parcel 25-21.8, owned by Gary Friedman (Jo-Ann noted that they had had a time extension on their abatement application).

After motion made and seconded, the meeting was adjourned at 4:25 PM

Respectfully submitted: