



# Board of Assessors

August 10, 2012 – 9:00 a.m. - **Minutes**

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Present: Peter Berthiaume, Chairman; Martin Treadup-Clerk; Kimberly Saunders, Assessor; Peter S. Barney, Administrative Assistant to the Board;

Meeting Called to Order at 9:00 AM.

Board accepted minutes of July 17 Meeting

Board voted the following excise abatements:

Bill # 08-14901	\$ 17.81	Plate Expired
Bill# 07-14777	\$ 170.83	Plate expired, Car Repossessed
Bill # 07-54483	\$ 75.94	Plate Cancelled
Bill # 06-62641	\$ 326.04	Same Month Transfer
Bill# 07-14779	\$ 66.60	Plate Transferred
Bill # 08-14902	\$ 6.46	Car Junked/Plate Cancelled
Bill # 08-59021	\$ 20.83	Same Month Transfer
Bill # 08-59022	\$ 6.35	Plate Expired
Bill # 08-43412	\$ 50.00	Plate Transfer
Bill # 08-63010	\$ 15.83	Plate Cancelled

Board voted to deny abatement applications for omitted bills for 111-150, 111-149, and 111-82.

Board discussed the upcoming 2013 valuation process noting that the small number of arms-length sales in 2011 will require using 24 months (2010 and 2011 together) to get enough sales to meet the data base requirements of the Department of Revenue. While residential properties may see a 5-10% drop in value, Commercial/Industrial already meet the median requirements. A few Condominium complexes will see severe drops in value and the land valuations may be changed in parts of the city.

Mr. Barney reported that the Overlay balance at the end of June for all years was \$ 1,463, 268.61, noting that the Board is reserving money in the event of a Verizon settlement as per recommendations by the Department of Revenue to **all** assessors in Massachusetts.

Mr. Barney further reported that a pro-forma tax bill can not be issued for 165 Maple St. as the exempt rectory of Ahavath Achim Congregation was sold to the Rabbi for \$1.00 and since prorated taxes for exempt to taxable properties are based on a sales price times tax rate, the \$1.00 sales price makes a pro forma tax impossible. It will be fully taxable for Fiscal 2014.

Mr. Berthiaume chose to read **the** sales:

Location	Assessed	Sold
230 Allen St.	\$ 250,000	\$ 250,000
214 Belleville	\$ 224,900	\$ 236,900
654-656 Brock Ave	\$ 150,000	\$ 149,500
511 N. Front St.	\$ 185,000	\$ 181,600

968 Peckham Rd.	\$ 190,000	\$ 205,500
84-86 Potomska	\$ 150,000	\$ 120,300
958 Fairfield	\$ 198,000	\$ 208,000
201 Pine Grove	\$ 170,000	\$ 178,800
684 Summer St.	\$ 177,000	\$ 184,200

Next Meeting: August 16, 2012

This Meeting adjourned at 9:40 AM

Submitted by:

Marty Treadup, Clerk