



**TOWN OF PROVINCETOWN**  
**DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE**

*260 Commercial Street, Provincetown, MA 02657*  
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Minutes of the  
BOARD OF ASSESSORS MEETING  
Town Hall, Friday, November 1, 2013  
Caucus Hall  
260 Commercial Street

**CALL TO ORDER:** Ms. DeLuca called the meeting to order at 8:36 a.m.

**MEMBERS PRESENT:** Mr. Paul Gavin  
Ms. Patty DeLuca (Chair)  
Mr. Robert Sanborn  
Ms. Leslie Parsons

**MEMBERS ABSENT:** Mr. Greg Muse

**STAFF PRESENT:** Mr. Paul Gavin, Principal Assessor

**PREVIOUS MINUTES:**

Ms. Parsons made a motion to accept the BOA Minutes of October 8, 2013. Mr. Sanborn seconded the motion, and the motion carried by a 4-0 vote.

Ms. Parsons made a motion to accept the BOS-BOA Joint Meeting Minutes of October 15, 2013. Mr. Sanborn seconded the motion, and the motion carried by a 4-0 vote.

**PUBLIC STATEMENTS:**

None

Mr. Gavin determined it unnecessary to go into Executive Session.

**Begin Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21**  
MGL c 59, ss60 – Application for Abatement/Exemptions

MGL c 59, ss52B – Valuation Information  
 MGL c 59, ss8A – Discovery Collected in ATB Cases  
 MGL c 59, ss38D – Written Return of Information  
 MGL c 59, ss61A – Discovery Collected with Abatement Applications

**End Executive Session: OPEN MEETING LAW, G.L. c. 30A, §§ 21**

MGL c 59, ss60 – Application for Abatement/Exemptions  
 MGL c 59, ss52B – Valuation Information  
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 MGL c 59, ss38D – Written Return of Information  
 MGL c 59, ss61A – Discovery Collected with Abatement Applications

**FY14 Tax Classification Recommendations from Board of Assessors**

1.1.FY14 Tax Classification

- 1.1.1. Split Tax Rate (Tax burden shift from residential properties to commercial properties). The Board's general feeling on a split tax rate is that it would hurt businesses during a fragile economic recovery and because we have a short season. Additionally, it may hurt efforts to sustain a year-round economy and affordable housing. Also, the DOR does not recommend splitting the tax rate when the residential/commercial split is less than 20% to 25% (Provincetown's percent of Commercial property is currently just below 18%).
- 1.1.2. Residential Exemption (Tax burden shift from domiciled residential properties to non-domiciled residential properties). The Board's general feeling is that a residential exemption would have unintentional consequences. For example, some residents will actually pay more taxes if their property is worth more than \$1,345,000. Properties held in trust where the resident is not a beneficiary of the trust will be taxed as a non-resident. Domiciled owners of certain type of properties (examples: Vacant Land, Artist Studios, Accessory Parcels, owners of more than one residential property) will be taxed at the non-resident rate. Also, this may hurt affordable housing efforts, particularly rental units.
- 1.1.3. Small Commercial Exemption (Tax burden shift from small commercial properties to large commercial properties). The Board's general feeling is that the Small Commercial Exemption would hurt the large commercial business (value greater than \$1,000,000) due to the fact that there are far more smaller businesses (409) that would shift to a smaller group of larger businesses (153) with a possible increase in taxes of \$2,582.59 to the largest. Also, in many cases, the "small business does not own the real property that actually receives the lower tax benefit. Additionally, the definition of small and large is defined/divided at \$1 million, and many of our Commercial properties are clustered just below or just above \$1 million.

**Recommendations**

1. ***Split Tax Rate FY14.*** Adoption of a residential factor (*i.e.*, multiplier) other than 1 will shift a portion of the tax burden from the residential class to the commercial/industrial/personal property (“CIP”) class. **Recommendation:**
  - To Adopt a residential factor other than 1 (Split Tax Rate): 0
  - Not to Adopt a residential factor other than 1: 4
  
1. ***Residential Exemption FY14.*** Adoption of a residential exemption will shift the tax burden solely within the residential class. Properties that are their **owner’s principal residence** (*i.e.*, domicile) would be taxed at less than their full value, depending on the size of the exemption adopted (up to 20%). To make up for the taxes exempted, a separate residential tax rate would be calculated and applied to all residential properties. Residential properties that are not their owner’s domicile would be taxed on their full value and would, therefore, be subject to higher taxes than would be the case with a single tax rate. **Recommendation:**
  - To Adopt a Residential Exemption – 1 to 20%: 0
  - Not to Adopt a Residential Exemption: 4
  
2. ***Small-Commercial Exemption FY14.*** Adoption of a small-commercial exemption will shift the tax burden solely within the CIP class. Properties that are occupied by small businesses, all of which have 10 or fewer documented employees, and valued at less than \$1,000,000, would be taxed at a lower rate; and the lost revenue would be shifted to the remaining properties in the CIP class in the form of a higher tax rate. **Recommendation:**
  - To Adopt a Small-Commercial Exemption: 0
  - Not to Adopt a Small-Commercial Exemption: 4

**APPROVAL AND SIGNATURES FOR MOTOR VEHICLE/BOAT  
COMMITMENT AND ABATEMENT REPORTS:**

Ms. MacKenzie provided the Board members with the following documents for signatures as follows:

1. FY13 MV Abatements
2. FY13 Boat Abatements

**MISCELLANEOUS:**

Mr. Gavin estimates that the FY14 assessed values should be set sometime by the beginning to mid-November.

FY14 Tax Classification Hearing will be held on December 9, 2013.

Paper work for a new Tax Deferral Property will have to be notarized at the end of November, early December.

**NEXT BOA MEETING:**

To be determined

**ADJOURNMENT:**

Mr. Sanborn motioned to adjourn the meeting, seconded by Ms. Parsons. The meeting was adjourned at 09:10 a.m.

Respectfully submitted:

*Paul M Gavin*

Paul M Gavin,  
Principal Assessor

*Paul M Gavin*

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**Paul M Gavin, Principal Assessor**