



TOWN OF PROVINCETOWN
DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

260 Commercial Street, Provincetown, MA 02657
Telephone (508) 487-7017 Fax (508) 487-9560

Minutes of the
BOARD OF ASSESSORS MEETING
Town Hall, Wednesday, November 20, 2019
Caucus Hall Conference Room
260 Commercial Street

CALL TO ORDER: Ms. Parsons called the meeting to order at 8:30 a.m.

MEMBERS PRESENT: Ms. Leslie Parsons (Chair)
Ms. Patty DeLuca
Ms. Lynne Martin
Mr. Scott Fahle

MEMBERS ABSENT: Mr. Robert Sanborn
Mr. Frank Girvan

STAFF PRESENT: Mr. Scott Fahle, Principal Assessor
Ms. Cheryl MacKenzie, Assessors Office Manager

PREVIOUS MINUTES:
Ms. DeLuca made a motion to accept the posted BOA Minutes of October 23, 2019 as written.
Mr. Fahle seconded the motion, and the motion carried by a 4-0-0 vote.

PUBLIC STATEMENTS:
None

Ms. Parson motioned that we call the meeting into Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 4-0-0.
Ms. Parsons called the Meeting into Executive Session per the Massachusetts General Law 30A – Section 21@ 8:31 AM

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
 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

Ms. Parsons motioned that we end Executive Session, and Mr. Fahle seconded the motion. The motion was carried by a vote of 4-0-0.

Ms. Parsons officially ended Executive Session at 09:00 a.m.

FY20 REAL ESTATE PROPERTY ABATEMENTS

The Board reviewed the Second list of FY 2020 Real Estate Property abatement applications. Twenty-Seven (27) applications were reviewed with the following action:

1. 14 Nelson Ave – Granted to Value of \$911,000.00. The motion carried by a vote of 4-0-0.
2. 963-U15 Commercial St – Granted to Value of \$395,700.00. The motion carried by a vote of 4-0-0.
3. 945-U1B Commercial St – Granted to Value of \$360,300.00. The motion carried by a vote of 4-0-0.
4. 945-U1C Commercial St – Granted to Value of \$407,800.00. The motion carried by a vote of 4-0-0.
5. 945-U2B Commercial St – Granted to Value of \$337,500.00. The motion carried by a vote of 4-0-0.
6. 945-U2C Commercial St – Granted to Value of \$368,800.00. The motion carried by a vote of 4-0-0.
7. 945-U2D Commercial St – Granted to Value of \$386,200.00. The motion carried by a vote of 4-0-0.
8. 945-U3A Commercial St – Granted to Value of \$357,600.00. The motion carried by a vote of 4-0-0.
9. 945-U3B Commercial St – Granted to Value of \$369,500.00. The motion carried by a vote of 4-0-0.
10. 945-U3C Commercial St – Granted to Value of \$412,200.00. The motion carried by a vote of 4-0-0.
11. 945-U4C Commercial St – Granted to Value of \$412,200.00. The motion carried by a vote of 4-0-0.
12. 945-U4D Commercial St – Granted to Value of \$390,500.00. The motion carried by a vote of 4-0-0.
13. 945-U5A Commercial St – Granted to Value of \$374,100.00. The motion carried by a vote of 4-0-0.
14. 945-U5D Commercial St – Granted to Value of \$407,800.00. The motion carried by a vote of 4-0-0.
15. 945-U6B Commercial St – Granted to Value of \$386,500.00. The motion carried by a vote of 4-0-0.

16. 945-U6C Commercial St – Granted to Value of \$403,500.00. The motion carried by a vote of 4-0-0.
17. 945-U7A Commercial St – Granted to Value of \$374,100.00. The motion carried by a vote of 4-0-0.
18. 945-U7B Commercial St – Granted to Value of \$386,500.00. The motion carried by a vote of 4-0-0.
19. 945-U7C Commercial St – Granted to Value of \$403,500.00. The motion carried by a vote of 4-0-0.
20. 945-U7D Commercial St – Granted to Value of \$403,500.00. The motion carried by a vote of 4-0-0.
21. 945-U8B Commercial St – Granted to Value of \$378,200.00. The motion carried by a vote of 4-0-0.
22. 945-U8D Commercial St – Granted to Value of \$407,800.00. The motion carried by a vote of 4-0-0.
23. 945-U9A Commercial St – Granted to Value of \$545,100.00. The motion carried by a vote of 4-0-0.
24. 945-U9B Commercial St – Granted to Value of \$516,200.00. The motion carried by a vote of 4-0-0.
25. 945-U9C Commercial St – Granted to Value of \$675,000.00. The motion carried by a vote of 4-0-0.
26. 945-U10C Commercial St – Granted to Value of \$587,500.00. The motion carried by a vote of 4-0-0.
27. 945-U10D Commercial St – Granted to Value of \$607,100.00. The motion carried by a vote of 4-0-0.

FY20 PERSONAL PROPERTY ABATEMENTS

The Board reviewed the Second list of FY 2020 Personal Property abatement applications. Two (2) applications were reviewed with the following actions:

1. Echostar Satellite – Granted to Value of \$0. The motion carried by a vote of 4-0-0.
2. 60-U14 Race Point Rd – Granted to Value of \$0. The motion carried by a vote of 4-0-0.

FY20 STATUTORY EXEMPTIONS/ABATEMENTS:

Exemptions

The Board reviewed the Second list of FY2020 exemptions to date. Eighteen (18) applications were reviewed with the following actions:

Clause 41C - Elderly Persons –Six (6) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Community Preservation Act - Seven (7) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 22 - Veterans – Five (5) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

Clause 37A – Blind Persons – None

Clause 17D-Surviving Spouse/Elderly – None

Clause 41A Deferrals – None

Section 5K – Senior Volunteer Work Credit – None

FY20 – AFFORDABLE HOUSING ABATEMENTS:

Affordable Housing

None

FY20 – RESIDENTIAL EXEMPTIONS

Residential Exemptions/Abatements

The Board reviewed the Second list of FY2020 Residential Exemptions to be processed as Abatements to date. Six (6) applications were reviewed with the following actions:

Residential Exemptions/Abatements –Six (6) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

FY20 – EXPANDED RESIDENTIAL EXEMPTIONS

Expanded Residential Exemptions/Abatements

The Board reviewed the Second list of FY2020 Expanded Residential Exemptions to be processed as Abatements to date. Two (2) applications were reviewed with the following actions:

Expanded Residential Exemptions/Abatements – Two (2) applications were considered for this period. All applicants meet the current requirements. The motion carried 4-0-0.

ASSESSORS OFFICE UPDATES

1. Mr. Fahle mentioned to the board that there are Six (6) Real Estate Tax Abatements filed that still need to be reviewed, all others have been processed.
2. Mr. Fahle mentioned that the contractor from Paul Kapinos and Associates (Tim Kinski) has completed the commercial personal property inspections in preparation for the FY21 revaluation.

**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: All were approved (4-0).

1. FY19 MV Abatements
2. FY18 MV Abatements

MISCELLANEOUS:

1. Mr. Fahle mentioned that we will be sending out income and expense forms, and second home personal property study for FY21 revaluation.

NEXT BOA MEETING:

Wednesday, December 18th, 2019 at 8:30 a.m.

ADJOURNMENT:

Ms. Parsons motioned to adjourn the meeting, seconded by Ms. DeLuca. The meeting was adjourned at 9:04 a.m.

Respectfully submitted:

Scott Fahle

Scott Fahle,
Principal Assessor

Scott Fahle

Scott Fahle, Principal Assessor