

**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, Tuesday, August 6, 2002

**CALL TO ORDER:** In the absence of Chairperson Jack Kosko, the meeting was called to order at 9:00 AM by Leslie Parsons.

**MEMBERS PRESENT:** Ms. Leslie Parsons, Mr. Rick Tourgee, Ms. Betty Newman (alternate)

**MEMBERS ABSENT:** Mr. Kosko, Ms. Pam Parmakian, Mr. Steven Roderick

**OTHERS PRESENT:** Staff: Mr. Dana Faris, Principal Assessor; Mr. John Warner, Assessing Department Clerk

**MINUTES:** There were no minutes to approve for this meeting.

**PUBLIC STATEMENTS:** There were no public statements.

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

1. A memo from Keith Bergman, Town Manager, to all town departments and boards regarding the reaffirmation of the Hate Crimes Resolution and the reactivation of the Hate Plan Working Group.
2. A public notice regarding the new three-hour limit on the Ryder St. metered spaces.
3. A copy of a cease and desist order for 83 Shank Painter Rd relating to the owners' marketing of rental units at that property.
4. An address change for the property formerly known as 28 Tremont St.
5. A letter from Mr. Warner to Debra Joyce of the Department of Revenue indicating the appointment dates of the members of the Board of Assessors.
6. A letter from Richard Faust, Assistant Assessor, to Miriam Gross of 21 Race Rd. responding to her inquiry about wetlands on her property.
7. A letter from Mr. Faust to Atty. David Altman regarding real and personal property tax bills for the property located at 12 Washington Ave.
8. Three letters from Mr. Faris to taxpayers requesting property inspections in conjunction with abatement applications filed.
9. Two invoices for copies of our assessing department data.

**NEW BUSINESS**

**Executive Session:** At 9:06 AM, Mr. Tourgee moved, seconded by Ms. Newman, to go into executive session for the purpose of reviewing abatement and exemption applications. The motion carried by a vote of 3-0. During the executive session, the Board rendered the following decisions:

**FY 2003 Preliminary Real Property Tax Abatements:**

1. Harry Kemp Corporation, #4 White Pines at 48 Harry Kemp Way CD. This property was taxed on another bill. This tax bill was issued in error. Therefore, Ms. Newman moved, seconded by Mr.

Tourgee, to abate in full. The motion carried by a vote of 3-0.

2. 33 Miller Hill Rd Realty Trust, 51 Harry Kemp Way. This property was taxed on another bill. This tax bill was issued in error. Therefore, Ms. Newman moved, seconded by Mr. Tourgee, to abate in full. The motion carried by a vote of 3-0.

**FY 2003 Preliminary Personal Property Tax Abatements:**

1. Burke, John E. et al, #2 Bradford Ct. CD. The taxpayer is a year-round resident. The bill was issued in error. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
2. CK Pilgrim Land Corp., 15 Commercial St. The business was sold prior to the assessment date. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
3. Cash-Callahan & Co., Inc., 15 Standish Way. The business ceased operation prior to the assessment date. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
4. Cerutti Restaurant Corp., 133 Commercial St. This business was sold in 2001. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
5. Gair, John J. et al, 11 Pearl St. The business and real estate were sold on 12/21/01, prior to the assessment date. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
6. Garfield, Roslyn, 115 Bradford St. The business and real estate were sold in 2001, prior to the assessment date. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.
7. Pucci's Harborside Restaurant & Bar, Inc., #1 539 Beach CD. The business and real estate were sold in 2001, prior to the assessment date. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to abate in full. The motion carried by a vote of 3-0.

**FY 2002 Real Property Tax Abatements:**

1. Campana, Richard A., 105 Province Lands Rd. Based on information obtained from the taxpayer, which indicated that the house was only 80% complete on the assessment date, Ms. Newman moved, seconded by Mr. Tourgee, to abate the assessed value to \$665,000. The motion carried by a vote of 3-0.
2. C. K. Nominee Trust, 55 West Vine St. Based on sales of comparable properties in the area, and the fact that the appraisal submitted by the taxpayer was flawed and did not account for the possibility of subdividing this lot, Mr. Tourgee moved, seconded by Ms. Newman, to deny this application. The motion carried by a vote of 3-0.
3. Chester I. Solomon Real Estate Nominee Trust, 23 Blueberry Ave. Based on a site inspection on 7/19/02, which revealed a lesser view than previously noted on our records, Ms. Newman moved, seconded by Mr. Tourgee, to abate the assessed value to \$674,800. The motion carried by a vote of 3-0.
4. LaCroix, John L., #4 Binwood CD. The value of this property increased solely due to market adjustments. Based on sales of similar neighborhood properties, Mr. Tourgee moved, seconded by Ms. Newman, to deny this application. The motion carried by a vote of 3-0.
5. Matthew Capano Realty Trust, 7 Race Rd. Based on information provided by the taxpayer and sales of comparable properties, Mr. Tourgee moved, seconded by Ms. Newman, to abate the assessed value to \$415,800. The motion carried by a vote of 3-0.
6. Barbato, Ludwig L. et al, #B Gov Winthrop TH CD. Based on an inspection on 7/24/02, which revealed a poorer interior condition than previously noted on our records, Mr. Tourgee moved, seconded by Ms. Newman to abate the assessed value to \$185,700. The motion carried by a vote of 3-0.
7. MacDonnell, Raymond et ux, 443-445 Commercial St. The value of this waterfront property increased dramatically because it is no longer being valued as income property. Based on sales of comparable properties, Mr. Tourgee moved, seconded by Ms. Newman, to abate the assessed value to \$1,040,000. The motion carried by a vote of 3-0.

8. Radl, Frederic, #2 Gallery CD. The value of this property increased solely due to market adjustments. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to deny this application. The motion carried by a vote of 3-0.
9. Schantz, Elizabeth Harper, 12 Aunt Sukey's Way. The taxpayer claimed that this property was misclassified. Although the preliminary tax bill classified the property as a two-family dwelling, the actual tax bill listed it as a single-family dwelling. Inasmuch as the property sold in June 2002 for more than the assessed value, Mr. Tourgee moved, seconded by Ms. Newman, to deny this application. The motion carried by a vote of 3-0.
10. Siclari, Richard J. Jr. et al , #2 Landing CD. After reviewing an appraisal provided by the taxpayer and the recent sales of similar properties, Mr. Tourgee moved, seconded by Ms. Newman, to abate the assessed value to \$462,000. The motion carried by a vote of 3-0.
11. Newton, Peter C., #1 Harbor Mist CD Based on an inspection, which revealed a lesser grade and condition than previously noted, Mr. Tourgee moved, seconded by Ms. Newman, to abate the assessed value to \$139,400. The motion carried by a vote of 3-0.
12. Berger, Emanuel D. et al, #3W Provincetown CD. The Board felt there were no grounds for abatement. Therefore, Mr. Tourgee moved, seconded by Ms. Newman to deny this application. The motion carried by a vote of 3-0.

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**FY 2002 Personal Property Tax Abatements:**

1. LaCroix, John L, #4 Binwood CD. Based on an inspection and an inventory provided by the taxpayer, Mr. Tourgee moved, seconded by Ms. Newman, to abate the assessed value to \$4,000. The motion carried by a vote of 3-0.
2. Wendra Realty Trust, #4 Angel's Landing CD. The business and personal property at this location were sold prior to January 1, 2001. This bill was issued in error. Therefore, Ms. Newman moved, seconded by Mr. Tourgee, to abate in full. The motion carried by a vote of 3-0.

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**Exemptions:**

Mr. Warner presented the following applications for exemption under M.G.L. Ch. 59 § 5 with the following recommendations:

Clause 17D-Elderly: There was one application to consider for this period. The applicant has received the exemption in the past, and meets the current requirements. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to grant this exemption. The motion carried by a vote of 3-0.

Clause 22-Veteran: There were three applications to consider for this period. All applicants have received the exemption in the past, and all meet the current requirements. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to grant these exemptions. The motion carried by a vote of 3-0.

Clause 41A-Tax Deferral: There were five applications to consider for this period. All applicants have deferred taxes in the past, and all meet the current requirements. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to grant these exemptions. The motion carried by a vote of 3-0.

Clause 41C-Elderly: There was one application to consider for this period. The applicant has received this exemption in the past and meets the current requirements. Therefore, Mr. Tourgee moved, seconded by Ms. Newman, to grant this exemption. The motion carried by a vote of 3-0.

At 9:23 AM, Mr. Tourgee moved, seconded by Ms. Newman, to come out of executive session. The motion carried by a vote of 3-0.

**OTHER/MISCELLANEOUS:**

**Assessing Team and Office News:** There was no assessing team or office news that was not fully covered elsewhere in the minutes.

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**Future Meeting Dates:** No future meeting date was set at this time.

- **ADJOURNMENT:** There being no further business to come before the Board, Ms. Newman moved that the meeting be adjourned at 9:26 and the meeting was adjourned.

Respectfully submitted:

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Pam Parmakian, Clerk

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Dana Faris, Principal Assessor

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