

EDGARTOWN BOARD OF ASSESSORS MEETING 2-14-2018

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale, member of the Board; Ed Pierce (arriving at 3:15PM), Data Collector/Office Assistant; Jo-Ann Resendes, Principal Assessor, C. Bonnell, Administrative Assistant; and Susan Drogin, taxpayer.

The Chairman brought the meeting to order at 3:00 PM

After motion made and seconded, the minutes of the 1-22-2018 meeting were approved unanimously.

Ms. Drogin spoke to the Board concerning her property valuation. She felt that when we used the sales to generate the values in Kitts Field, the range was too narrow. Alan explained that we use a general standard valuation and that Kitts Field is a desirable neighborhood. Donna asked what she thought the market value would be. Susan said she would inherit the property and not sell it, but would think it could sell for \$600,000. Jo-Ann said that the values are justified in that neighborhood by sales. Donna felt that some of the properties that were brought up for comparison by Susan, were not really comparable neighborhoods- being that there is not a homeowners association, no restricted covenants, and that Kitts field is a smaller neighborhood. Jo-Ann noted that there was more than one sale used to determine the values and that the Katama area in general has become very desirable and the area called "Katama" has expanded over the last several years. Other neighborhood sales were used such as Island Grove (which had many sales) and Edgartown Estates.

CORRESPONDENCE: Nothing at this time

PERMISSION TO ABATE: Nothing at this time

NEW BUSINESS:

Mr. Gowell addressed the value of the property owned by Jerry Wacks (50-5). The current condition of the property was discussed. It has been subject to substantial erosion over the last several years. Ed felt that there is furniture in the house and it is being lived in. The Board talked of writing a letter to Mr. Wacks and making a field visit. After discussion it was decided to review the land value as erosion has slowed and some of the beach area has come back. The property has not been declared un-inhabitable regarding the well and septic, and the recent reductions in value may need to be adjusted. Mr. Wacks can apply for an abatement if he disagrees with his value next year.

Slough Farm Foundation - application for exemption as a charitable organization. The property was purchased in August 2016, so the first year that the Foundation could be eligible would be FY18 (owned on the exemption qualifying date of 7/1/17). The property has been under renovation since early 2017 and thus not "occupied" for its charitable purpose. There is a provision in the law for a two year period of "removal" that would allow the exemption for FY18. The Foundation would have to occupy the property by August 2018 in order to continue the exemption. It was noted that the Form 1B3 application for statutory exemption was filed on 11/21/17. Many communities accept such applications prior to the issuance of tax bills in order to have time to evaluate them. Applications are technically due by the due date of the third quarter tax bill, which was 2/1/18 for FY18. Jo-Ann noted that the Foundation filed the annual Form 3ABC Return of Property Held for Charitable Purposes for FY19 on January 29, 2018. The board discussed how to determine if the Foundation qualifies for the exemption once they have occupied the property. The board may want to visit the property later this year to see what is happening on the farm to meet the Foundation's stated purposes of the promotion of sustainable agriculture and farming through education and providing charity to members of the community in need via donation of equipment and goods produced on the farm, and the Foundation may be asked to describe their 2018 charitable activities in detail.

January sales will be reviewed in March.

Jo-Ann went over the list of taxpayers that want to meet with the Board concerning their abatement applications.

After motion made and seconded, the following exemptions for FY 2018 were granted:

Clause 22 (Veteran) - Maureen Conroy, Laurence Langley, Benjamin Mayhew, Fred B Morgan, Jr., James Hagerty
Clause 41C - Wladymyr & Elfriede Rozhen
Clause 18 - Gloria Fisk, Margaret Boyd, Aileen Jackson
Clause 37 - Dorothea Morgan
CPA - David & Jean Brennan

The next meeting will be posted for March 12, 2018.

After motion made and seconded, the meeting was adjourned at 4:30 PM.

Respectfully submitted: