

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale and Laurence A Mercier, members of the Board; Ed Pierce, Data Collector/Office Assistant; Jo-Ann Resendes, Principal Assessor; Chris Scott, taxpayer; Margaret Serpa, taxpayer; Mark Jenkins, representing Rosabeth Kantor; C. Bonnell, Administrative Assistant and (by conference call) Ross Engelman.

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

After motion made and seconded, the minutes of the June 14, 2017 meeting and the February 14, 2018 meeting were unanimously approved.

A letter was received from Adam Wilson concerning the study for regionalization of the Island Assessors Offices. Mr Gowell felt that that topic should be discussed at the Island Assessors breakfast meetings. Jo-Ann stated that she would be attending one on Wednesday morning. Donna suggested that Adam Turner be present at the next Assessors meeting on March 19, 2018. Jo-Ann will get in touch with him and ask him to attend. The Board has decided that Jo-Ann will be on the committee.

The January and February sales will be reviewed at the next meeting.

Roundabout Holdings sent in a title report for property at 10 Codman Spring Rd (22-1). The property has a cross claim on it with heirs of Sophia Vincent. Donna will look through the paperwork and get back to the Board.

Slough Farm Foundation's 3ABC charitable exemption application for FY 18 was approved and signed by the Board. A charitable organization has two years from the date they acquire a property to occupy it for its charitable purposes; that is the property can be exempted during that time prior to the organization occupying it. The property has been under construction since the purchase in 2016 and thus not occupied. The Board will review this next year to see if they are keeping up with the program as described in their application and are meeting the requirements for an exemption as a charitable organization.

Donna explained to the Board that the Registry of Deeds is looking at a program that would link a town's GIS system with the Registry of Deeds. Jo-Ann felt it would be beneficial, but that it would be a major undertaking to set up the software. She found an article that explains it and how it appears to be more common in places the assessing department and the registry of deeds are under the same jurisdiction, such as places with county-wide assessing and county registry of deeds.

Margaret Serpa was present to discuss her abatement application. Alan asked if she had any objection to an open session. She had none. She discussed the inconsistencies of values in town. She brought in documentation of sales that there were, noting that there weren't many. Jo-Ann noted that some of the sales she used for comparables are 2017 sales and haven't been used for setting assessments, and that they will be part of the sales analysis this summer. Mr. Gowell asked if Margaret thought her neighborhood was better than Pine St. Margaret said no. She noted that she pays for road upkeep and only the people that pay get the road graded. They also asked her to compare her neighborhood to Pinehurst, where there was a sale of \$770,000. Margaret stated that there are fluctuations in Town and why do they change in one spot and not others. Mr Gowell explained that sales analysis is done every year by Vision Appraisal and Jo-Ann. Margaret asked why no one came to inspect her house for this application. Jo-Ann felt she didn't need to inspect Margaret's property because she had been there a few years previously and that she believed there had been no physical changes in the property.

Jo-Ann told Margaret she is involved in the reval process with Vision and that it is reviewed by DOR. She also noted that some styles of houses changed more than others for FY 18, such as ranches which increased by 17% and raised ranches which decreased by 18%, and that there is a lot of variation in the styles. Mr. Gowell told Margaret that she has our attention and they will look over everything and discuss it. She stated that it seems that certain people get certain treatment. Jo-Ann replied that, that was a dangerous comment. Margaret left the meeting at 3:38 PM.

Ross Engelman placed a conference call with the board at 3:45 PM to discuss his abatement application for 80A Oyster Watcha Road (40-1.29). Alan asked if he had any objection to an open session. He did not. He told the Board that he had done a lot of research and that he purchased the property while the house was under construction. He noted that he does not have beach rights. He also feels that the square footage is off on the house. Jo-Ann replied that the measurements are not exact. He felt it was significantly off from 4,200 to the correct size of 3,575. He noted three comparables: 1-- 6 Norah's Way which is exactly the same house as his- and is 1.1 million less on the assessment; 2-- 1 Quampache- larger house and sold for less and has beach rights- he noted there is a current sale there; and 3-- 80 B Oyster Watcha which has beach rights and a higher end construction. Mr. Gowell asked what he would put the property on the market for and Mr. Engelman said he paid too much, but would ask 2.3 million. Alan stated that he made valid points and that the Board will discuss the application and get back to him. Jo-Ann stated that he will get a notice in several weeks. The conference call ended at 4:04 PM.

Mark Jenkins (Wallace and Company) arrived at the meeting at 4:05PM to represent Rosabeth Kanter. Alan asked if he had any objection to an open session, and he had none. Ms. Kanter's abatement application is for 18 Oyster Watcha Rd (40-1.11). Mr. Jenkins stated that the property is 2 miles inland and should not be valued as a lot on the ocean, and that it is a wooded lot. He felt that it is a rarity to have a lot any more that is right on the water. He felt that they could ask \$3,545,000 for it depending on what you can clear and build. He noted the sale of the Briggs property which he feels is not as good a property as Kanter's. He also noted the sale of the Adams property for a 9,000 SF home and on the water. Ms. Kanter's opinion of value on her abatement application is \$4.8 million. The Board told Mr. Jenkins they would review the information and get back to Ms. Kanter. Mr. Jenkins left the meeting at 4:15 PM.

Two exemption applications were approved- Patricia Rae Allen – 41C and Eric Farrish 22E.

The next meeting will be posted for March 19, 2018 at 2:45 PM.

After motion made and seconded, the meeting was adjourned at 4:40 PM

Respectfully submitted: