

EDGARTOWN BOARD OF ASSESSORS MEETING 6-8-2017

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale and Laurence A Mercier, members of the Board; Jo-Ann Resendes, Principal Assessor; C. Bonnell, Administrative Assistant ; Rob McCarron, Attorney and Mike Poirier-caretaker for MV Regency Group

Rob McCarron presented the Board with his reasoning for abatements at Herring Creek Farm. He represents 7 property owners that have filed abatement applications. He provided the Board with documentation as to why he felt that the \$14,500,000 sale was a non arms length transaction and shouldn't have been used in the sales analysis. He told the Board a brief history of the property, and why it sold for what it did. He feels that the increase of 150% reflects disproportionate values. Donna asked if there had been an appraisal on the property that sold. Rob said he talked to brokers (Tea Lane Realtors) and that the owner wouldn't accept their value. The owner was filing bankruptcy and had to reduce his debt. Donna asked what Rob thought the fair market value was and he replied he wasn't sure, maybe 12-15 million. Mr. Gowell stated that the Board was aware of the 151% increase but the sales demanded an increase and that Herring Creek has been under assessed for several years. Rob discussed several sales that have taken place and how they compare to the Herring Creek Farm area. He feels that Oyster Watcha should be looked at for increases in value and stated that they are allowed guest houses and other utilities.

Rob gave parcel by parcel changes and information to Jo-Ann. She noted them on the field cards. Mr. Poirier left the meeting at 3:50 PM and Mr. McCarron left at 4:07 PM.

The Board then had a discussion about what would happen if the taxpayers file with the ATB. Jo-Ann told the Board she would talk to Ellen Hutchinson and Steve Ferreira informing them of Rob's opinions about the two HCF sales and why he feels they are not applicable. She will also work on the properties at Herring Creek Farm for proposed new values for the Board to review.

There will be another abatement hearing on Wednesday, June 14, at 3:00 PM with Rebecca Wild Baxter.

The next meeting will be held on Monday, June 19, 2017 at 1:00 PM.

After motion made and seconded, the meeting was adjourned at 4:45 PM.

Respectfully submitted: