

EDGARTOWN BOARD OF ASSESSORS MEETING 6-14-2017

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale and Laurence A Mercier, members of the Board; Jo-Ann Resendes, Principal Assessor; Rebecca Wild-Baxter, several members of Ms. Baxter's family, Geoghan Coogan, attorney for Ms. Baxter

Alan Gowell asked Mr. Coogan to make his presentation.

Mr. Coogan discussed a recent sale in Chilmark of a Black Point beach lot at \$375,000. In regard to parcels 44-42.1 and 44-42.2 he noted that there was an 8 acre waterfront sale in Boldwater for \$2.8 million. The Baxter properties have no access to water.

Alan reviewed recent sales and compared the Herring Creek Farm area to Boldwater.

Mr. Coogan discussed the \$21 million and \$14 million sales in HCF and felt they were not comparable to his client's properties. Ms. Wild-Baxter noted that she does not have the same amenities as the other properties in HCF. Mr. Coogan agreed that, even without certain amenities, there was a certain "cachet" in being in the HCF neighborhood. Ms. Wild-Baxter noted that a few years ago she had to subdivide and sell a portion of her property in order to pay her taxes. She also emphasized that she has no water access.

Julia Ryan (Ms. Wild-Baxter's daughter) asked how property was assessed and will values go up for every sale? There are several small and modest houses on the Baxter properties.

Alan asked the taxpayers what they thought their properties should be valued at. Mr. Coogan noted that the opinions of values are on the abatement applications.

Ms. Wild-Baxter noted that Julia's mortgage payments have doubled because of taxes.

A general discussion of the current real estate market and changes in assessments followed.

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: