

EDGARTOWN BOARD OF ASSESSORS MEETING 4-7-2014

PRESENT: Alan Gowell, Chairman of the Board; Laurence A. Mercier (arriving at 4:30PM), and Donna Goodale, members of the Board; Jo-Ann Resendes, Principal Assessor; Ed Pierce, Data Collector/Office Assistant; C. Bonnell, Administrative Assistant; Ron Mechur, and Sarah Kernochan.

Mr. Gowell brought the meeting to order at 4:07 PM.

After motion made and seconded, the minutes of the 3-24-2014 meeting were approved by Mr. Gowell and Ms. Goodale.

CORRESPONDENCE: Nothing at this time

PERMISSION TO ABATE: Nothing at this time

NEW BUSINESS:

Jo-Ann reported to the Board that John Mead had brought in a letter with comparable sales information in his neighborhood. He had applied for an abatement earlier this year and received a small adjustment. After discussion the Board felt that their original decision was correct, and there will be no further action on his abatement application.

Permission was received from the Commissioner of Revenue to abate unpaid Fy2013 taxes under Chapter 58 Section 8 on four parcels sold by the Self family to an exempt land trust. Jo-Ann gave the Board four abatement certificates to sign.

The Board voted to accept RRC's quote for the personal property reval. Jo-Ann contacted four companies. RRC came in at the lowest.

Jo-Ann informed the Board that there is no longer a need to get a transfer from the reserve fund to replace the vault locking mechanism. Remaining money in the CPC funds appropriated for town hall maintenance in FY2014 will be used for both the Assessors Office vault and the Tax Collector's vault.

Ron Mechur was here with his client Sarah Kernochan to discuss her abatement application. The board asked if the taxpayer would prefer to have the discussion in executive session or open session, and she agreed to open session. Ron explained to the Board that the property was owned by five siblings. He told the Board he has done appraisals for the property for several years. He compared three properties on Golf Club Rd. He feels that all three properties are valued the same but they are not similar. He also feels that the values on three properties should be adjusted as follows: Map 13 lot 13 should be increased, Map 13 parcel 13.1 should be reduced, and Map 13 lot 14.3 should be increased, to meet market value. Ms. Kernochan told the Board how she came to acquire the property. It was owned by 5 siblings in an LLC. The family wanted it to go on the market and not sell it to her. It remained on the market (for 2 1/2 years) and there were bids that the family turned down. There was a low bid from a buyer and subsequent

negotiation. The family accepted the bid but Ms. Kernochan offered a higher amount and it was accepted. The original buyer then bought the abutting lot. Mr. Mechur concluded that he felt his appraisals matched the selling price. He felt the property should be reduced by approximately \$1,950,000. Mr. Mechur and Ms. Kernochan left the meeting at 4:35 PM. The board took the application under advisement.

At 4:40 PM the Board voted to go into executive session to discuss abatement and exemption applications and to return to open session when done. Mr. Gowell, aye, Mr. Mercier aye, and Ms. Goodale, aye.

At 5:20 PM the Board reconvened in regular session.
After motion moved and seconded the Board voted the following applications:

Exemptions:

Adelena Vanderhoop (11B-74) 41C approved
Peter VanTassel (29B-34) 41C approved
Gloria Fisk (20A-120) clause 18 approved for 100%
Patricia Allen Waller (20C-150) Clause 41C Denied (age)

Abatements:

Townsend R Morey, Jr. Trs. (20D-152) RE Denied
Edgartown Lighthouse LLC (19B-5.2) RE Denied
Homlish, Martin & Joanne (38-3.12) RE Withdrawn- no action taken
Castellucci, Giovanni (11A-404) RE Abate 120,900 from value

The warrant articles for Town Meeting were discussed. Mr. Gowell may address the taxpayers.

Jo-Ann asked Mr. Mercier if he remembered signing the release of lien for Herring Creek Farm back in 2001. Ms. Goodale recalls that it was a blanket release from the Selectmen. She will provide the book and page of the recording to Jo-Ann.

There was a short discussion of the renovation of the offices. Pam Dolby had discussed this earlier in the year. She plans to do work in the Town Clerk's office, the Building Inspector's office, and the Assessors. Jo-Ann is not sure when it will be done.

The next meeting will be scheduled for Tuesday, April, 22, 2014 at 4:00 PM.

After motion made and seconded, the meeting was adjourned at 5:30 PM.

Respectfully submitted:

Cynthia Bonnell