

EDGARTOWN BOARD OF ASSESSORS MEETING 8-25-2014

PRESENT: Laurence A Mercier, Chairman of the Board; Alan Gowell and Donna Goodale, members of the Board; Jo-Ann Resendes, Principal Assessor; Ed Pierce, Data Collector/Office Assistant; C. Bonnell, Administrative Assistant; James Lapine, taxpayer; and Mark Jenkins from Wallace & Co.

Mr. Mercier brought the meeting to order at 4:00 PM and after motion made and seconded, the minutes of the 7-28-2014 meeting were approved.

CORRESPONDENCE:

The Board received a letter from the Selectmen requesting abatement on two properties that were deeded over to the Town as a gift from Herbert Tate on December 26, 2013. The taxes were pro rated by the Tax Collector from the date of the deed. The parcel numbers and amounts to be abated for FY 14 are as follows: 12-3 \$92.48 and 12-20 \$126.61. The Board voted unanimously to abate the town's share of the taxes as apportioned.

PERMISSION TO ABATE :

Nothing at this time.

NEW BUSINESS:

The Board completed Jo-Ann's evaluation form.

After motion made and seconded, the board voted unanimously to move the Assessors meeting times from 4:00 PM to 3:00 PM, keeping the same schedule of fourth Monday of the month. Jo-Ann noted that the office would still be open at 3:00 PM and there could be interruptions. Mr. Gowell stated that if there is a problem, then the time could be changed back to 4:00 PM. The next meeting will be held on Monday, September 22, 2014 at 3:00 PM.

The pro forma tax warrant for John and Diane Crane was signed by the Board. (Parcel 27-8.2) FY 2014 \$418.89 and FY 2015 \$2466.05.

Jo-Ann reported to the Board that she has sent the DOR a revised work plan for the FY 2015 reval. The work will be done by September 30, 2014 for the DOR to review. Vision will be taking back the database this week to do some changes. Jo-Ann feels that the field work is at 97% complete, with 110 properties to be visited for cyclical inspections in October and November.

James Lapine, taxpayer and Mark Jenkins, representative for Wallace & Company were present to discuss the property value at 6 Golf Club Rd. Mr. Lapine had filed an abatement application for FY 2014 (there was a hearing with the Board on April 7, 2014) which was denied and Mr. Lapine is here to get an explanation as to why he was denied. The property was purchased from Mr. Lapine's wife's family. It had been on the market for 2 years with an offer which the family refused. Then the Mr. Lapine and his wife then made an offer which was slightly higher than the original offer and the property was sold to them for 4.5 million. Mr. Jenkins said it was sold at fair market value. The other property next door sold for 8 million (to the person who had made the original offer on the subject property), which was basically a land sale as the house was torn down after the sale. Mr. Jenkins said that property has a much better view with more acreage. Mr. Lapine asked why the value is 2 million more than what they paid. Mr. Gowell replied that the values are consistent in the neighborhood assessments. The view is also taken into consideration. Mr. Lapine asked why the values are about the same as the neighbor. Mr. Jenkins commented that the quality of lots are not similar- in terms of sales. He also felt that the zoning for the neighboring lot was such that they could build a lot closer to the water but he would not be able to. Mr. Lapine feels that he could not sell his property for what it is assessed. His question was why do things sell for a certain amount and then their assessment is millions less and then they sell for less and they are assessed for more. Mr. Gowell explained that the town uses a mass appraisal system and that a difference between sale prices and assessed values does occur. Donna said that the market is very soft right now. Mr. Jenkins told the board that there were sales Down harbor and Atlantic Drive that were selling for millions less than the assessment. Jo-Ann explained to Mr. Lapine that the sale of their property could not be allowed in the sales analysis because of the family connection. She also noted that assessments are always 12-18 months behind the market. The cases tried at the ATB in 2011 that the town won were also briefly noted. Mr. Lapine thought there should be a policy for families that are trying to keep old family homesteads. Mr. Jenkins and Mr. Lapine thanked the Board for their time and left the meeting at 4:50 PM.

After motion made and seconded, the meeting was adjourned at 4:56PM.

Respectfully submitted: