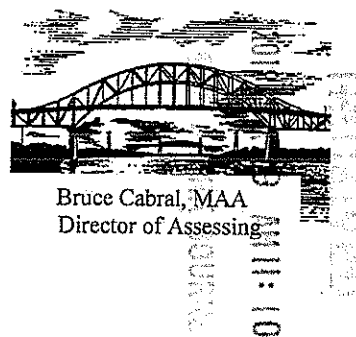


Anne Ekstrom, Chairman
Priscilla A. Koleshis, Clerk
Michael Leitzel, Member

TOWN OF BOURNE
Board of Assessors
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Buzzards Bay, MA 02532
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Bruce Cabral, MAA
Director of Assessing

BOURNE BOARD OF ASSESSORS

MINUTES FROM MEETING HELD ON MARCH 19, 2019

Meeting participants: Chairperson Anne Ekstrom, Clerk Priscilla Koleshis, Member Michael Leitzel, Director of Assessing Bruce Cabral and Assistant Assessor Rui Pereira

Location: Town Hall Conference Room

Meeting called to order: at 9:07 am

Announcement related to recording of meeting: Reporter Michael Rausch of the Bourne Enterprise newspaper informed attendants that he was recording this meeting.

Review and Approve minutes of meeting from: March 8, 2019:

Motion to approve the minutes by Priscilla Koleshis, seconded by Michael Leitzel, Vote Unanimous

Mr. Cabral began a discussion concerning the assessments for properties on the West End of Main Street for Fiscal Year 2019 and a report titled "West End Main Street Property Assessment Report for Fiscal Year 2019" which had been presented to the Board of Selectmen prior to March 5th. Mr. Cabral stated that the focus of the discussion would be the valuation for 95-97 Main St (Parcel ID 23.2 – 75; owner: Allied Ventures LLC).

Mr. Cabral presented information concerning the FEMA 50% rule concerning improvements to buildings within special FEMA flood hazard zones. A handout was provided describing that if the cost of improvements exceed 50% of the market value of the building, the building must be brought up to current floodplain management standards.

In respect to the valuation of 95-97 Main St, Mr. Cabral stated that a correction was made to the assessment of the property, for Fiscal Year 2019, by removing Economic Depreciation from the building's depreciation calculation which had been originally applied in Fiscal Year 2015. A handout was provided describing Economic Depreciation as a loss in value due to indirect causes such as a decline in the quality of a neighborhood. Mr. Cabral explained that market conditions in the neighborhood have improved since Fiscal Year 2015.

A copy of an email message from Paul Kapinos, president of pkValuation, was distributed and read aloud by board member Mrs. Koleshis. pkValuation has been a valuation consultant for the Bourne Assessing Department for approximately 20 years. In the message, Mr. Kapinos stated "I have reviewed your report regarding the perceived issue on Main St. Buzzards Bay. I also drove up and down Main St to verify the conditions there now. The land pricing adjustments done for Fy19 are clearly warranted based on the transfer activity and prices. The removal of the previously assigned economic factor on 95-97 Main St. was also clearly warranted. The market conditions at the time that adjustment was assigned have improved significantly. Keeping it in place would have been unfair and inequitable. Good catch!"

During the open meeting Mr. Vincent Michienzi, a member of the public and the owner of 85-93 Main Street which is a property that abuts 95-97 Main St, questioned the large assessment increase for the property located on 95-97 Main St. Mr. Michienzi stated that he believed there was fraud involved in the matter, not entirely or directly with the Assessing Department, but also with the Town Administrator Thomas M. Guerino.

Mrs. Koleshis rejected Mr. Michienzi's assertion and stated that the administration of the town has no say over assessments.

Mr. Michienzi stated that structure is rotted and added that five of the buildings seven units had been condemned by the town. Mr. Michienzi presented a copy of a memo addressed to Roger Laporte, Building Inspector for the Town of Bourne from the Board of Survey dated February 28, 2018 which noted the roof was leaking and the building was in disrepair and it should be considered unsafe. Mr. Michienzi also presented a letter addressed to the Massachusetts Department of Revenue Resolution Office which contests the assessment and implies that that numbers had been manipulated to benefit the property owner of 95-97 Main St.

Chairperson Anne Ekstrom made a statement that the Board of Assessors attempts to remain above the fray and does not involve itself with issues concerning the selectmen and business disputes in town and that no other department is involved in setting valuations.

Mrs. Noreen Michienzi, questioned whether the overall increase in assessment of \$367,800 for 95-97 Main St could be distributed differently, with less attributed to the building and more attributed to the land. Mr. Cabral stated that such a re-distribution could not be done because the land and building have their own valuations.

Mr. Christopher Farrell, a member of the public, introduced himself and questioned why the building condition code for 95-97 Main St had been changed from Poor to Good from Fiscal Year 2013 to Fiscal Year 2014. He requested copies of Fiscal Year 2013 property cards for 95-97 Main St. The card was provided and showed that the building was qualified as Good in Fiscal Year 2013 and no condition change had occurred from Fiscal Year 2013 to 2014.

Ms. Michaela Michienzi, a member of the public, questioned whether the building condition of 95-97 Main St had been addressed at the time of assessment. Mr. Cabral informed her that the building condition and physical depreciation was considered accurate on the property record card, based on a valuation effective date of 1/1/2018 and a substantial increase in the physical depreciation that had been established in Fy15, including a significant drop in effective age of the building from 1981 to 1970. Mr. Cabral informed Ms. Michienzi that the condition of the building could be different for Fiscal Year 2020 based on more recent information.


Mr. Jack Howarth, a member of the public, stated that he was a former tenant of 95-97 Main St and that the unit he occupied was in very bad condition.

Mr. Michienzi said that he may be interested in buying 95-97 Main St.

Tentative plans for the next Board of Assessors meeting to be on Friday March 29, 2019 were made.

Meeting Adjourned at 10:40am

Respectfully submitted,

 3/29/2019
Bruce Cabral, MAA
Director of Assessing