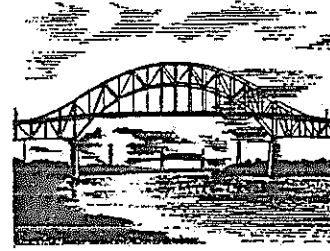


TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1328 ♦ Fax (508) 759-8026
MEETING MINUTES



Michael Leitzel, Chairperson
Ellen Doyle Sullivan, Clerk
Donna Barakauskas Member

Rui Pereira, MAA
Director of Assessing

Minutes from the Board of Assessors Meeting which was held on March 29, 2023

Location: Bourne Veterans Memorial Community Center, Room 1
239 Main St.
Buzzards Bay, Ma 02532

Meeting participants: Clerk-Ellen Doyle Sullivan, Member-Donna Barakauskas, Rui Pereira, Director of Assessing

Open Session Meeting called to order: at 1:30pm

The Board opened the meeting in public comment.

Danielle Justo identified herself as Counsel and the representative for McBee Enterprises LLC regarding their Fiscal Year 2023 real estate abatement application. Ms. Justo stated that the McBee Enterprises LLC is the lessee of the property that is located on 370 Macarthur Blvd (assessors map 31.4 parcel 20.1) and would like the opportunity to present the supplement material that was included with the abatement application. Ms. Justo informed the Board that Paul Ingram, in attendance, assisted her in completing the supplement material and he will be doing a short presentation regarding the supplemental material that was included in the abatement application. Ms. Justo distributed copies of the supplemental material to the Board.

Mr. Ingram began the presentation by presenting the board with various commercial sales of leased fee and fee simple property rights that are comparable to the subject property. Mr. Ingram informed the Board that the lessee has a triple net lease. After the review of various commercial sales, Mr. Ingram discussed the income approach he performed on the property. Mr. Ingram discussed the gross rent, vacancy rate, effective gross income, expenses, net operating income and the cap rate used on the property that determined his opinion of value. After the presentation, Rui Pereira, informed Ms. Justo that application is being reviewed by a consultant and the board will not be voting on the abatement application today. The Board thanked Ms. Justo and Mr. Ingram for their presentation. A motion was made by Ellen Sullivan and seconded by Donna Barakauskas to return to regular business and close public comment.

The Board reviewed the minutes from the Open Session Board of Assessors meeting, which was held on: January 17, 2023 and February 16, 2023. A motion to approve and release the minutes was made by Ellen Sullivan, seconded by Donna Barakauskas and the vote was unanimous by a roll call vote.

Rui Pereira presented the Board with a Fiscal Year 2023 Personal Property abatement application for reconsideration after a denial. Rui Pereira informed the Board that the assessed owner of the property doesn't own the equipment on the account and that it's leased. After a brief discussion regarding the merits of the application, the Board decided that the application was worthy of reconsideration. The Board voted unanimously to grant an abatement on this application.

The Board also reviewed, voted and signed on 13 Fiscal Year 2023 Real Estate and Personal Property abatement applications. Attached is the record of the abatements and the action taken by the Assessors.

The Board discussed the next board meeting.

Meeting Adjourned: at 3:15 pm

Respectfully submitted,
Rui Pereira, MAA - Director of Assessing

Extract: abatement date
Database: LIVE
Filter: AbateMENTSExist EXISTS
VoteDate = 03/29/2023
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2023

Bourne, MA

File #	Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0041	6521	30.4-206-0	BALCHUNAS ANTHONY J & JOAN M BALCHUNAS	32 BAYVIEW AVE	01/31/2023	RP R2023-0024	04/30/2023	03/29/2023	Granted	318,800.00	317,700.00	(1,100.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0039	10568	50.0-27-0	DARLING RALPH J & MARY MARGARET DARLING	525 SCRAGGY NECK RD	01/24/2023	RP R2023-0022	04/24/2023	03/29/2023	Granted	1,314,900.00	1,277,400.00	(37,500.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0038	18660	49.0-22-0	DARLING RALPH J ETUX MARY MARGARET DARLING	2 TERN WAY	01/24/2023	RP R2023-0021	04/24/2023	03/29/2023	Granted	6,816,400.00	5,725,200.00	(1,091,200.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0043	15161	24.2-48-0	DIAS CHARLES & KIM BOTELHO-FERRIS	14 EMERSON AVE	02/01/2023	RP S2023-0006	05/01/2023	03/29/2023	Granted	2,630.00	0.00	(2,630.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0037	10543	50.0-2-0	EUSTIS FREDERIC G & LISA F TRS FREDERIC G EUSTIS LIVING TRUST	373 SCRAGGY NECK RD	01/13/2023	RP R2023-0020	04/13/2023	03/29/2023	Granted	1,376,300.00	1,319,200.00	(57,100.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0033	8518	39.0-78-0	GIANCOLA PROPERTIES C/O PIVOTAL TAX SOLUTIONS	11 COMMERCE PARK RD	02/01/2023	RP	05/01/2023	03/29/2023	Denied	1,131,500.00	1,131,500.00	
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0044	13525	PP39.0-225-5	GOLDEN PLACE RESTAURANT GOLDEN PLACE INC	4 BARLOWS LANDING RD	02/06/2023	RP	05/06/2023	03/29/2023	Denied	62,070.00	62,070.00	
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0040	2913	15.0-123-0	GOULD JILLIAN F & GRAHAM D TRS 2019 GOULD FAMILY LIVING TRUST	31 SETTLERS WAY	01/25/2023	RP R2023-0023	04/25/2023	03/29/2023	Granted	727,100.00	707,900.00	(19,200.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0032	8778	42.0-22-0	HANNAH JAMESON H & KELLY DONOVAN-HANNAH	240 WINGS NECK RD	01/31/2023	RP R2023-0017	04/30/2023	03/29/2023	Granted	1,086,900.00	1,010,600.00	(76,300.00)
			Review History	By	Recommendation	Date	Due	Rcv'd	Comment			

File #	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0036	10541 49.0-20-0	KILZER ANNE G & WILLIAM GARY KILZER	5 STRIPER LN	01/25/2023 RP	R2023-0019	04/25/2023	03/29/2023	Granted	1,026,000.00	995,100.00	(30,900.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2023-0026	19843 PP23.2-142-0	KINGSBRIDGE HOLDINGS LLC	160 MAIN ST	01/31/2023 RP	P2023-0005	04/30/2023	03/29/2023	Granted	7,460.00	0.00	(7,460.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2023-0035	10526 49.0-5-0	MCEVOY DAVID L & MARGUERITE DORN MCEVOY	3 STRIPER LN	01/27/2023 RP	R2023-0018	04/27/2023	03/29/2023	Granted	1,089,300.00	1,049,400.00	(39,900.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2023-0034	10670 50.0-129-0	NW HOLDINGS LLC	490 SCRAGGY NECK RD	01/30/2023 RP		04/30/2023	03/29/2023	Denied	3,833,100.00	3,833,100.00	
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
F2023-0042	20061 PP31.0-37-522	STANALAND SHARON	260 MACARTHUR BLVD	02/01/2023 RP	P2023-0004	05/01/2023	03/29/2023	Granted	40,550.00	0.00	(40,550.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			

Grant Totals

	# of Abateements	Value Adjusted
Totals for Granted:	11	1,403,840.00
Totals for Denied:	3	

Total Number:

14