

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



Rui Pereira MAA Director of Assessing

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

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

Location:

Bourne Veterans Memorial Community Center, Room1

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 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. Engram 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 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

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

Sort:

量	Owner / Co-Owner	Location	ived	Certif, No / B	BOA Action V	Vote Result	Committed	Adjusted	Change
F2023-0041 6521 30 4-206-0	BALCHUNAS ANTHONY J & JOAN M BAI CHIINAS	32 BAYVIEW AVE		124	83	9/2023 Granted	318,	317,700.00	(1,100.00)
	Review History: By Recommendation	endation	Date	Due	Rcv'd	Comment	the property with the contract of the contract		
F2023-0039 10568 50.0-27-0	DARLING RALPH J & MARY MARGARET DARLING	525 SCRAGGY NECK RD (01/24/2023 RP F	R2023-0022	04/24/2023 03/29/2023 Granted	9/2023 Granted	1,314,900.00	1,277,400.00	(37,500.00)
	Review History: By Recomm	Recommendation	Date	Due	Rcv'd	Comment	NAME AND ADDRESS OF THE PARTY STATES,		
F2023-0038 18660 49.0-22-0	DARLING RALPH J ETUX MARY MARGARET DARLING	2 TERN WAY	01/24/2023 RP F	R2023-0021	04/24/2023 03/29/2023 Granted	9/2023 Granted	6,816,400.00	5,725,200.00 ((1,091,200.00)
	Review History, By Recommendation	endation	Date	Dne	Revid	Comment			
F2023-0043 15161 24.2-48-0	DIAS CHARLES & KIM BOTELHO-FERRIS	14 EMERSON AVE	02/01/2023 RP S	S2023-0006	05/01/2023 03/29/2023 Granted	9/2023 Granted	2,630.00	00.00	(2,630.00)
	Review History: By Recomm	Recommendation	Date	Due	Rev'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	9/2023 Granted	1,376,300.00	1,319,200.00	(57,100.00)
	Review History: By Recomm	Recommendation	Date	Due	Rcv'd	Comment			
F2023-0033 8518 39.0-76-0	GIANCOLA PROPERTIES C/O PIVOTAL TAX SOLUTIONS	11 COMMERCE PARK RD 02/01/2023 RP	02/01/2023 RP		05/01/2023 03/29/2023 Denied	9/2023 Denied	1,131,500,00	1,131,500.00	
	Review History: By Recomm	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	9/2023 Denied	62,070.00	62,070.00	
	Review History. By Recomm	Recommendation	Date	Dive	Rcv'd	Comment		Land Language Departure Street, Springer	
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	9/2023 Granted	727,100.00	707,900.00	(19,200.00)
	Review History: By Recomm	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	9/2023 Granted	1,086,900.00	1,010,600.00	(76,300.00)
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Report #25: Abatements General Report Fiscal Year 2023

Extract: Database: Filter:

Bourne, MA

abatement date LIVE AbatementsExist EXISTS VoteDate = 03/29/2023 NAME1 ASC Sort:

File # Key Parcel ID	Owner / Co-Owner	Location Rece Date	Received Certif. No / Date By File No.	BOA Action Vote Result Date Date Comment	Committed t Value	Adjusted Value	Charige
F2023-0036 10541.49.0-20-0	KILZER ANNE G & WILLIAM GARY KILZER	5 STRIPER LN 01/25/2023 RP	2023 RP R2023-0019	04/25/2023 03/29/2023 Granted	1,026,000.00	995,100.00	(30,900.00)
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F2023-0026 19843 PP23.2-142-0	KINGSBRIDGE HOLDINGS LLC	160 MAIN ST 01/31/2023 RP	2023 RP P2023-0005	04/30/2023 03/29/2023 Granted	7,460.00	00'0	(7,460.00)
	Review History: By Recommendation	MENTAL VIENES VIENES VIENES VIENES PRINCES	Date	Due Rcvd Comment	ATTENDED CHARGE CHARGE STREET CHARGE CHARGES C	The second seconds are a second seconds second seconds seconds seconds seconds seconds seconds seconds second seconds	- American sections of the sections of the sections of the section
F2023-0035 10526 49.0-5-0	MCEVOY DAVID L & MARGUERITE DORN MCEVOY	3 STRIPER LN 01/27/2023 RP	2023 RP R2023-0018	04/27/2023 03/29/2023 Granted	1,089,300.00	1,049,400.00	(39,900.00)
	Review History. By Recommendation	COLUMN STREET, SAMES SAMES, SALES, SAMES, SA	Date	Due Rev'd Comment	SALAN ARREST SERVINE TREASUL VANDALL VANDAL VANDALL VANDAL VANDAL VANDALL VANDALL VANDALL VANDALL VANDALL VANDALL VANDALL VANDALL VANDALL VAND	CONTRACTOR OF THE PERSON NAMED IN COLUMN	
F2023-0034 10670 50.0-129-0	NW HOLDINGS LLC 490. SCF	490 SCRAGGY NECK RD 01/30/2023 RP	2023 RP	04/30/2023 03/29/2023 Denied	3,833,100.00	3,833,100.00	
	Review History: By Recommendation	where every compt compt areas made made	<u>Date</u> <u>D</u>	Due Rcv'd Comment		TREET, WESTER TREETER ACCOUNTS ATTRICTS	to transport to the transport of the tra
F2023-0042 20061 PP31.0-37-522	STANALAND SHARON 260 M	260 MACARTHUR BLVD 02/01/2023 RP	2023 RP P2023-0004	05/01/2023 03/29/2023 Granted	40,550.00	0000	(40,550.00)
	Review History: By Recommendation	SMINUTE PARTIES. MINISTER MARKET MINISTER PARTIES VERSTERN	<u>Date</u>	Due Rcvd Comment	Other value water water of the color value of the colors o	CARPEN ANTENNA PRANCES SERVICE SANTEN	On The Park of The

Grant Totals

Value Adjusted 1,403,840.00 # of Abatements

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Totals for Granted: Totals for Denied:

Total Number:

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