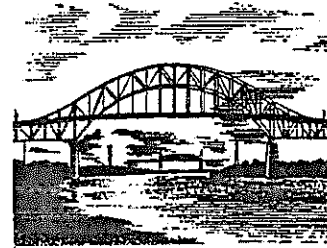


TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1328 ♦ Fax (508) 759-8026
MEETING MINUTES



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 April 20, 2023

Location: Town Hall - Lower level
24 Perry Ave
Buzzards Bay, Ma 02532

Meeting participants: Clerk-Ellen Doyle Sullivan, Member-Donna Barakauskas, Rui Pereira Director of Assessing, Melissa Wood – tax collector's office - notary public

Open Session Meeting called to order: at 2:00pm

The Board reviewed the minutes from the Open Session Board of Assessors meeting which was held on March 29, 2023. A motion to approve and release the minutes was made by Donna Barakauskas and seconded by

The Board reviewed, voted and signed on 21 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 reviewed a Fiscal Year 2023 veteran exemption application for parcel id map 26.1 lot 57.0. A motion was made by Donna Barakauskas and seconded by Ellen Sullivan to deny the application as the application determined to be received late. The due date was April 1, 2023 and assessors department received the application on April 10, 2023.

The Board reviewed a Fiscal Year 2023 veteran exemption application for parcel id map 47.0 lot 1.0. A motion was made by Ellen Sullivan and seconded by Donna Barakauskas to deny the application as the effective date of the disability was dated July 14, 2022. The qualification date for the disability is July 1, 2022 for fiscal year 2023.

The Board reviewed and signed a Release of Classified Forest-Agricultural Land Tax Lien for parcel id map 16.0 parcel 4. The form was notarized by notary public Melissa Wood. Rui Pereira advised the board that this form will be recorded at the registry of deeds.

The Board discussed the next board meeting.

Meeting Adjourned: at 3:15 pm

Respectfully submitted,
Rui Pereira, MAA - Director of Assessing

TOWN CLERK BOURNE

APR 20 2023 10 00 AM

RECEIVED

Report #25: Abatements General Report
Fiscal Year 2023

Bourne, MA

Extract: abatement date
Database: LIVE
Filter: AbatementsExist EXISTS
VoteDate = 04/20/2023
Sort: NAME1 ASC

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	Charge
F2023-0050	16227	PP31.0-37-88	AIELLO JOSEPH & NANCY AIELLO	260 MACARTHUR BLVD	01/20/2023	RP	04/20/2023	04/20/2023	Denied	55,150.00	55,150.00	55,150.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0057	6049	29.4-84-0	BYRNE JAMES TRS OF JAMES M BYRNE TRUST	177 CLIPPER RD	01/23/2023	RP	04/23/2023	04/20/2023	Denied	550,000.00	550,000.00	550,000.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0030	19636	6.0-15-S	CG SOLAR, LLC	94 CHURCH LN	01/05/2023	RP	04/05/2023	04/20/2023	Denied	230,700.00	230,700.00	230,700.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0048	17154	26.2-146-0	DI SANGRO VINCENT E TARA A DI SANGRO	3 OLD DAM RD	01/30/2023	RP	R2023-0025	04/30/2023	04/20/2023	Granted	780,100.00	757,800.00 (22,300.00)
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0058	2005	11.4-52-0	DSM MB II LLC C/O JOHN M. LYNCH, P.C.	1 FACTORY OUTLET RD	01/20/2023	RP	R2023-0034	04/20/2023	10/18/2023	Denied	27,578,900.00	26,755,600.00 (823,300.00)
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0053	10570	50.0-29-0	FLATLEY THOMAS & MARY MARGARE DARLING TRS KENSINGTON ROAD	533 SCRAGGY NECK RD	01/24/2023	RP	04/24/2023	04/20/2023	Denied	767,600.00	767,600.00	767,600.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0054	10569	50.0-28-0	FLATLEY THOMAS J & MARY M DARLING TRS OF KENSINGTON ROAD	529 SCRAGGY NECK RD	01/24/2023	RP	04/24/2023	04/20/2023	Denied	767,000.00	767,000.00	767,000.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0051	19922	31.4-20-2	GF FUNDING BOURNE LLC & C/O PRIME STORAGE BOURNE LLC	170-A CLAY POND RD	01/30/2023	RP	04/20/2023	04/20/2023	Denied	14,181,500.00	14,181,500.00	14,181,500.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		
F2023-0052	19921	31.4-126-3	GF FUNDING BOURNE LLC & C/O PRIME STORAGE BOURNE LLC	170-B CLAY POND RD	01/30/2023	RP	04/30/2023	04/20/2023	Denied	1,839,300.00	1,839,300.00	1,839,300.00
				<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>		

Extract: abatement date
Database: LIVE
Filter: AbateMENTSExist EXISTS
VoteDate = 04/20/2023
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2023

Bourne, MA

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
F2023-0047	7358 35.0-51-0	HAC LLC	100 HARMONY HILL	02/01/2023	NOA	05/01/2023	04/20/2023	Denied	5,689,500.00	5,689,500.00	
				<u>Review History:</u> By PK Recommendation Deny Abatement	Date 04/13/2023	Due	Rcv'd	Comment We used the reported income and expense. The value is fair and defensible.			
F2023-0049	18097 7.0-33-0	KELLY THOMAS P	182 OLD PLYMOUTH RD	02/01/2023	RP S2023-0007	05/01/2023	04/20/2023	Granted	2,740.00	0.00	(2,740.00)
				<u>Review History:</u> By Recommendation	Date	Due	Rcv'd	Comment			
F2023-0056	4716 23.3-5-0	MCCALLION KATHLEEN	17 BAY DR	01/30/2023	RP	04/30/2023	04/20/2023	Denied	372,300.00	372,300.00	
				<u>Review History:</u> By Recommendation	Date	Due	Rcv'd	Comment			
F2023-0029	6976 31.4-20-1	MCDONALDS CORPORATION #20029C C/O MCBEE ENTERPRISES LLC	370 MACARTHUR BLVD	01/27/2023	RP R2023-0030	04/27/2023	04/20/2023	Granted	1,792,200.00	1,382,800.00	(409,400.00)
				<u>Review History:</u> By PK Recommendation Grant Abatement	Date 04/13/2023	Due	Rcv'd	Comment applicant=lessee/MCBEE ENTERPRISES LLC The Applicant makes a valid point about leased Fee vs. Fee Simple but were valuing it as fee simple. However, the cost value was too high compared to the income and it has been adjusted.			
F2023-0062	10632 50.0-89-0	MORRISSEY DONNA C TRS 608 SCRAGGY NECK RD RLTY TR	608 SCRAGGY NECK RD	01/20/2023	RP R2023-0031	04/20/2023	04/20/2023	Granted	1,197,700.00	1,161,800.00	(35,900.00)
				<u>Review History:</u> By Recommendation	Date	Due	Rcv'd	Comment			
F2023-0031	4911 24.1-1-0	RM53 HOLDINGS LLC	13 KENDALL RAE PL	01/30/2023	BOA	04/30/2023	04/20/2023	Denied	7,093,300.00	7,093,300.00	
				<u>Review History:</u> By PK Recommendation Deny Abatement	Date 04/13/2023	Due	Rcv'd	Comment No opinion of value or supporting documentation was provided by the Applicant. There's no basis for the appeal.			
F2023-0045	8612 39.0-160-0	THE PJ MEDEIROS FAMILY C/O COMMERCE ROAD LLC	53 PORTSIDE DR	01/30/2023	BOA	04/30/2023	04/20/2023	Denied	1,857,700.00	1,857,700.00	
				<u>Review History:</u> By PK Recommendation Deny Abatement	Date 04/13/2023	Due	Rcv'd	Comment No opinion of value or supporting documentation was provided by the Applicant. The income reported for FY22 and the information from the 9/22 Portfolio Sale support the assessed value.			
F2023-0061	8615 39.0-163-0	THE PJ MEDEIROS FAMILY C/O PORTSIDE DRIVE LLC	18 COMMERCE PARK RD	01/30/2023	RP R2023-0028	04/30/2023	04/20/2023	Granted	781,000.00	698,900.00	(82,100.00)
				<u>Review History:</u> By Recommendation	Date	Due	Rcv'd	Comment			
F2023-0060	8618 39.0-167-0	THE PJ MEDEIROS FAMILY C/O PORTSIDE DRIVE LLC	19 COMMERCE PARK RD	01/30/2023	RP R2023-0027	04/30/2023	04/20/2023	Granted	871,600.00	807,100.00	(64,500.00)
				<u>Review History:</u> By Recommendation	Date	Due	Rcv'd	Comment			

Report #25: Abatelements General Report
Fiscal Year 2023

Bourne, MA

Extract: abatement date
Database: LIVE
Filter: AbatelementsExist EXISTS
VoteDate = 04/20/2023
Sort: NAME1 ASC

File #	Owner / Co-Owner	Location	Received Date	Certif. No / File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0055 8619 39.0-167-1	THE PJ MEDEIROS FAMILY C/O COMMERCE ROAD LLC	21 COMMERCE PARK RD	01/30/2023 RP		04/30/2023	04/20/2023	Denied	821,600.00	821,600.00	
Review History: BY Recommendation										
F2023-0046 8620 39.0-168-0	THE PJ MEDEIROS FAMILY C/O PORTSIDE DRIVE LLC	50 PORTSIDE DR	01/30/2023 RP	R2023-0029	04/30/2023	04/20/2023	Granted	1,934,400.00	1,390,000.00	(544,400.00)
Review History: BY Recommendation PK Grant Abatement										
F2023-0059 8626 39.0-174-0	THE PJ MEDEIROS FAMILY C/O COMMERCE ROAD LLC	20 COMMERCE PARK RD	01/30/2023 RP	R2023-0026	04/30/2023	04/20/2023	Granted	659,500.00	632,600.00	(26,900.00)
Review History: BY Recommendation										

Grant Totals

of Abatelements 8
Value Adjusted 1,188,240.00

Totals for Granted: 8
Totals for Denied: 13

Total Number: 21