



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 April 22, 2022

Location: Lower level conference room, Town Hall.

Meeting participants: Chairperson -Michael Leitzel, Clerk-Ellen Doyle Sullivan, Member-Donna Barakauskas,

Open Session Meeting called to order: at 11:00am

A motion was made by Michael Leitzel and seconded by Ellen Sullivan to allow the meeting to open public participation/comment. Attorney Danielle Justo, Paul Gaffney and Paul Ingram were in attendance. Ms. Danielle Justo introduced herself as the attorney for Paul Gaffney, also introduced Paul Ingram, an appraiser, who assisted herself and Mr. Gaffney in their opinion of value regarding parcel map 50.0 lot 73. Attorney Justo informed the Board that the Fiscal Year 2021 abatement application for parcel map 50.0 lot 73 was denied and later appealed at the Appellate Tax Board. Mr. Gaffney informed the Board that he purchased this property on July 30, 2020 for \$1,050,000 and that property was listed for sale for over 2 years. Mr. Gaffney also indicated the significant costs of constructing a home in a velocity zone if the property is to be demolished. Mr. Gaffney questioned the increase in land assessment from Fiscal Year 2020 to Fiscal Year 2021 after an abatement was given to the previous owner in Fiscal Year 2020. Rui Pereira informed Mr. Gaffney the land assessment in Fiscal Year 2021 was not consistent in the assessing neighborhood of Scraggy Neck relating to waterfront properties, and for the reason, the land adjustment that was applied in Fiscal Year 2020 to reduce the land was removed for the Fiscal Year 2021 assessment. By removal of this land adjustment, the land assessment increased in Fiscal Year 2021. Rui Pereira provided Attorney Justo, Mr. Gaffney and Mr. Ingram a general map of the Scraggy Neck and the land sales that occurred in that general area.

After Rui Pereira presented sales of homes there were recently demolished within a Velocity zone, Attorney Justo distributed supplemental material for the Board to review. Mr. Ingram discussed various sales that occurred in the Scraggy Neck neighborhood and how these sales are effected by being located in a Velocity zone and the marketing time. After review of the supplemental material Attorney Justo provided, the board voted to settle Fiscal Year 2021 appeal and grant an abatement for Fiscal Year 2022 application.

A motion was made by Ellen Sullivan and seconded by Donna Barakauskas to end public comment and return to open session.

The Board reviewed the minutes from the Open Session Board of Assessors meeting, which was held on: March 25, 2022. A motion to approve and release the minutes was made Michael Leitzel, seconded by Donna Barakauskas and the vote was unanimous by a roll call vote.

The Board reviewed, voted and signed 12 Fiscal Year 2022 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 12:58 pm

Respectfully submitted,
Rui Pereira, MAA - Director of Assessing

RECEIVED
2022 JUN 29 AM 11:12
TOWN CLERK BOURNE