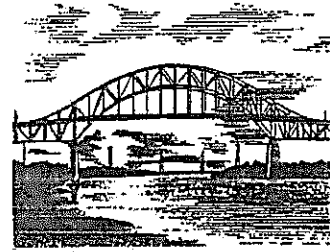


TOWN OF BOURNE
Board of Assessors
24 Perry Avenue
Buzzards Bay, MA 02532
(508) 759-0600 Ext. 1328 ♦ Fax (508) 759-8026
MEETING MINUTES



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 28, 2023

Location: second floor conference room in Town Hall.

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

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 Ellen Sullivan seconded by Donna Barakauskas and the vote was unanimous by a roll call vote.

Rui Pereira presented the board with a reconsider of action from a previous denied abatement application regarding CG Solar LLC, 94 Church Lane. Rui Pereira provided the board with the income approach that indicates a valuation of 218,900. Rui Pereira recommended that the board reconsider abating 11,800 in valuation. Rui Pereira informed the board that the taxpayer has agreed not to appeal since this is in the final settlement of the application. The Board decided that this application was worthy of a reconsideration. A motion was made by Donna Barakauskas and seconded by Ellen Sullivan to grant an abatement of 11,800

The Board also reviewed, voted and signed 9 Fiscal Year 2023 Real Estate and Personal Property abatement applications. Attached is the record of the abatements and the action taken by the Assessors.

There was no public comment or participation.

The Board discussed the next board meeting.

Meeting Adjourned: at 2:55pm

Respectfully submitted,
Rui Pereira, MAA - Director of Assessing

RECEIVED
APR 29 2023
TOWN OF BOURNE

Report #25: Abatelements General Report
Fiscal Year 2023

Bourne, MA

Extract: abatement date
Database: LIVE
Filter: AbatelementsExist EXISTS
VoteDate = 04/28/2023
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	Change
F2023-006-19636 6.0-15-S			CG SOLAR, LLC	94 CHURCH LN	01/05/2023 RP	R2023-0032	04/05/2023	04/28/2023	Granted	230,700.00	218,900.00	(11,800.00)
					Review History	By	Recommendation	By	Grant Abatement			
F2023-006-9713 44.3-54-0			COUNTY OF BARNSTABLE C/O REALTY RESOURCES MNGT	100 DR JULIUS KELLEY	02/01/2023 RP		05/01/2023	04/28/2023	Denied	9,111,100.00	9,111,100.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-002-4645 23.2-120-1			KEYSTONE PLACE AT BUZZARDS BAY LLC	218 MAIN ST	02/01/2023 RP		05/01/2023	04/28/2023	Denied	31,594,500.00	31,594,500.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
						PK		04/13/2023			Our value is based on income and expense very close to what was reported and close to what the Applicant is using. The value difference is because the Applicant is not using the ATB's long-standing methodology.	
F2023-006-19881 PP 24.3-22-M			MEDICAL AFFILIATE OF CAPE COD INC	1 TROWBRIDGE RD	02/01/2023 RP	P2023-0006	05/01/2023	04/28/2023	Granted	22,530.00	0.00	(22,530.00)
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-007-3346 19.2-36-0			MURPHY G STUART III TR OF THE ROYAL HEALTH GROUP IRLTY TR	30 LEWIS POINT RD	02/01/2023 RP		05/01/2023	04/28/2023	Denied	6,300.00	6,300.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-006-3351 19.2-42-0			MURPHY G STUART III TR OF THE ROYAL HEALTH GROUP IRLTY TR	29 LEWIS POINT RD	02/01/2023 RP		05/01/2023	04/28/2023	Denied	371,600.00	371,600.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-006-3352 19.2-43-0			MURPHY G STUART III TR OF THE ROYAL HEALTH GROUP IRLTY TR	27 LEWIS POINT RD	02/01/2023 RP		05/01/2023	04/28/2023	Denied	6,093,200.00	6,093,200.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-00-3353 19.2-44-0			MURPHY G STUART III TR OF THE ROYAL HEALTH GROUP IRLTY TR	25 LEWIS POINT RD	02/01/2023 RP		05/01/2023	04/28/2023	Denied	5,700.00	5,700.00	
					Review History	By	Recommendation	Date	Due	Rcv'd	Comment	
F2023-00-19665 PP 19.2-60-A			NORTH EAST PROPERTY PRESERVATION LLC	100 PURITAN RD	02/01/2023 RP	P2023-0007	05/01/2023	04/28/2023	Granted	1,490.00	0.00	(1,490.00)
					Review History	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 = 04/28/2023
Sort: NAME1 ASC

File #	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-007	3929 20.1-10-1	THE FOXBOURNE GROUP II	26 HEAD OF THE BAY RD	02/01/2023	RP	05/01/2023	04/28/2023	Denied	8,028,500.00	8,028,500.00	
Review History By Recommendation Date Due Rcv'd Comment											

Grant Totals:

	# of Abatelements	Value Adjusted
Totals for Granted:	3	35,820.00
Totals for Denied:	7	

Total Number:

10