



City of New Bedford

Massachusetts

ASSESSING DEPARTMENT

ASSESSORS

Marty Treadup

Peter E. Berthiaume

Kimberly Saunders

OPEN MEETING: BOARD OF ASSESSORS

DATE: January 25, 2019

TIME: 9:00A.M.

PLACE: ROOM 112 OF THE MUNICIPAL BUILDING/CITY HALL

Call to Order

Meeting called to Order at 9:00 AM

Roll Call of Board Members

Present: Kimberly Saunders, Chairperson; Peter Berthiaume, Clerk; Marty Treadup, Assessor; Carlos Amado, Administrative Assistant to the Board; Holly Loiselle, Administrative Coordinator and Sarah Arruda, Sr Clerk

Approval of Minutes

The Board voted to approve the Minutes of the Regular Meeting held on January 18, 2019

Automobile or Boat Excise Abatement Requests

The Board voted to abate the following excise:

Bill #13-8357	\$57.29	Plates transferred
Bill #14-57116	\$21.35	Plates transferred
Bill #14-8373	\$45.00	Plates transferred
Bill #14-8374	\$59.38	Plates cancelled
Bill # 15-8325	\$60.73	Plates cancelled

Applications for Statutory Exemptions or Community Preservation Act Exemptions

The Board voted to exempt the Community Preservation Act (CPA Surcharge) for the following parcel: 24-44; 36-219; 44-191; 57-72; 70-214; 76-43; 93-40; 103-101; 106-239

Applications for Real Estate or Personal Property Abatements

Several applications for abatement were presented to the Board at this meeting.

Executive Session

At 9:32 A.M., the Board voted to enter Executive Session to discuss Abatements and Exemptions as submitted pursuant to G.L. c.30A Sec 21 (a)(7) and G.L. c. 59, Section 60.

A roll call was taken: Mr. Berthiaume – Yes Mr. Treadup – Yes Mrs. Saunders – Yes

At 9:59 A.M., the Board voted to return into Open Session.

A roll call was taken: Mr. Berthiaume – Yes Mr. Treadup – Yes Mrs. Saunders – Yes

The Board voted to grant the following Parcels Clause 18 Exemption:
100-103; 132-I-105R

The Board voted to deny the following Parcels Clause 18 Exemptions:
74-19; 76-145; 137-120

The Board voted the following abatements:

8-182	\$28,400	Bldg in Poor Condition/Razed 11/5/2018
76-145	\$12,200	Condition
132-236	\$17,400	Condition
133-62	\$0.00	Exempt-Tax Only
133-65	\$0.00	Exempt-Tax Only
136-A-252	\$12,800	No Attic

The Board denied the following abatements:
10-17; 18-39; 19-3; 25-A-47; 34-64; 55-160; 103-101; 114-113; 121-58; 137-B-9; 31-254

The Board voted to grant the following Parcel Clause 50 Exemption:
9-83

Report of the Administrative Assistant to the Board

Appellate Tax Board Update

There were no ATB updates at this meeting.

Current Valuation Progress Report

There were no current valuations progress reports at this meeting.

Letters Received by the Board

There were no letters received by the Board at this meeting.

Mr. Amado informed the Board about an article from Banker & Tradesman regarding Price Break Records in 2018 pertaining to Single-Family Home, Condo median prices.

Review of Recent Real Estate Sales of Interest

Ms. Saunders read the following sales:

Location	Sold	Assessed
2502 Acushnet Ave.	\$276,000	\$203,900
4378 Acushnet Ave.	\$225,000	\$186,500
159 Arnold St.	\$216,000	\$177,100
494 Belleville Ave.	\$600,000	\$528,600
27 Borden St.	\$211,000	\$183,000
1145 Braley Rd.	\$247,500	\$245,000
1627 Braley Rd. Unit 113	\$85,000	\$97,000
61-63 Brownell St.	\$230,000	\$228,400
52 Carroll St.	\$250,000	\$220,300
428 Chancery St.	\$168,000	\$164,100
113 Clara St.	\$243,000	\$193,200
89 Collette St.	\$255,000	\$195,500
48 Cottage St.	\$184,900	\$178,300
207-209 Court St.	\$260,000	\$216,800
458 Elm St.	\$226,000	\$152,300
12 Erin Ct.	\$274,900	\$264,800
56 Fern St.	\$198,400	\$174,600
963 Glen St.	\$300,000	\$300,900
915 Hathaway Rd. Unit 303	\$267,000	\$199,700
12 Jennifer Ln.	\$300,000	\$276,600
83 Lemos St.	\$324,000	\$269,600
20 Monicas Way	\$305,000	\$305,800
74 Mosher St.	\$267,000	\$184,100
491 North Front St.	\$310,000	\$225,200
216 Richmond St.	\$225,000	\$198,100
5 Roosevelt St.	\$200,000	\$125,900
13 Social St.	\$165,000	\$151,600
405-407 Union St.	\$282,000	\$258,200
34 Vine St.	\$249,900	\$201,700
829 Wildwood Rd.	\$365,000	\$299,000
9 Winter St.	\$207,000	\$199,500

Regional or State Assessors Meeting or Course Notices

Mr. Amado informed the Board that abatement applications are coming in slowly.

Date and Time of Next Meeting

Next Meeting: Friday, February 1, 2019 at 8:00 a.m.

Adjournment

This meeting adjourned at 10:10 a.m.

Submitted by:

Peter Berthiaume, Clerk _____