



City of New Bedford
Massachusetts
ASSESSING DEPARTMENT

ASSESSORS

Marty Treadup
Peter E. Berthiaume
Kimberly Saunders

OPEN MEETING: BOARD OF ASSESSORS

DATE: February 8, 2019

TIME: 9:00 A.M.

PLACE: ROOM 112 OF THE MUNICIPAL BUILDING/CITY HALL

Call to Order

Meeting called to Order at 9:11 A.M.

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; Sarah Arruda, Sr Clerk.

Guest: Maurice May

Approval of Minutes

The Board voted to approve the Minutes of the Regular Meeting held on February 1, 2019.

Automobile or Boat Excise Abatement Requests

The Board voted to abate the following excise:

Bill #13-60246	Plates transferred	\$43.13
Bill #14-4402	Plates cancelled	\$35.83
Bill #15-54435	Plates cancelled	\$27.08

Applications for Statutory Exemptions or Community Preservation Act Exemptions

The Board voted to exempt the Community Preservation Act (CPA Surcharge) for the following parcel: 22-49; 89-100; 111-51; 127-B-171

Applications for Real Estate or Personal Property Abatements

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

The Board recognized Mr. Maurice May, Property Manager of 60 Orchard Street, Parcel 46-110. Mr. May spoke on behalf of the owner concerning the number of units (5 Units) of the subject property used to determine the assessed value versus the number of units (4 Units) recognized as legal use by the Building Department. Mr. May stated that the fifth unit, located on the first floor, has its own address, 34 Arnold Street, is not rented and has not been rented for several years, since 2009. That for the City to continue

assessing the property as a five-unit building is a gross unfairness. Mr. May also mentioned that he had petitioned the Building Department to formally legalize the fifth unit.

The Board informed Mr. May that the property is assessed based on the number of units that's physically there and not whether the number of units were legal.

The Board voted to table further action on Parcel 46-110 until more information can be obtained from the Building Department.

The Board voted the following abatements:

36-330	\$17,900	Measurements & Data Adjustments
40-43	\$ 2,282.01 (tax only)	No longer Mixed-Use, 100% Residential
40-182	\$41,200	Condition & Access/Location
46-27	\$28,600	Condition

The Board denied the following abatements:

14-116; 30-330; 44-327; 45-413; 52-153; 57-217; 58-44; 58-329; 62-53; 65-380; 103-93; 113-321; 123-A-382; 127-A-272; 127-B-64; 130-G-5; 136-A-147; 138-B-39; 138-256

Executive Session

The Board did not go into Executive Session at this meeting.

Report of the Administrative Assistant to the Board

Appellate Tax Board Update

There were no ATB updates at this meeting.

Current Valuation Progress Report

Mr. Amado informed the Board that the total of abatement applications received for FY 2019 was 219.

Letters Received by the Board

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

Review of Recent Real Estate Sales of Interest

Ms. Saunders read the following sales:

Location	Sold	Assessed
16 Agnes St	\$295,000	\$224,900
153-155 Aquidneck St	\$250,000	\$236,200
24 Belleville Rd	\$170,000	\$159,500
271 Bolton St	\$170,000	\$157,100
171-173 Buchanan St	\$238,000	\$217,000
256 Chancery St	\$155,000	\$163,100
395 Chancery St	\$155,000	\$154,600
107 Durfee St	\$165,000	\$159,500
394 Elm St	\$230,000	\$184,800
18 Heywood St	\$291,000	\$301,500
63 Independent St	\$320,000	\$191,000
15 Junior St	\$210,000	\$201,300

986 Kensington St	\$289,900	\$253,100
322 Maple St	\$290,000	\$293,700
375 Maple St	\$249,000	\$249,700
226-228 Myrtle St	\$255,000	\$219,400
382 North St	\$200,000	\$172,500
203 Richmond St	\$234,900	\$194,900
118 Sycamore St	\$226,000	\$208,400
206-208 Sycamore St	\$215,000	\$202,000
717 Tarkiln Hill Rd	\$350,000	\$229,300

Regional or State Assessors Meeting or Course Notices

Mr. Amado informed the Board of the next MAAO Winter/Spring Conference to be held March 28, 2019 at Boxboro Regency in Boxborough, MA

Date and Time of Next Meeting

Next Meeting: Friday, February 15, 2019 at 9:00 A.M.

Adjournment

This meeting adjourned at 10:02 A.M.

Submitted by:

Peter Berthiaume, Clerk_____