



Town of Oak Bluffs Assessing Department
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BOARD OF ASSESSORS MEETING MINUTES January 19, 2022 3:00 PM

In accordance with Governor Baker's emergency modification of the Open Meeting Law this meeting will be held virtually. Join Zoom Meeting:
MacGregor Anderson is inviting you to a scheduled Zoom meeting.

Topic: Board of Assessors Meeting
Time: Jan 19, 2022 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81322458280?pwd=NIZoUjZsdXBld2d2SHhGY2duSXFNZz0>

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Meeting ID: 813 2245 8280

Passcode: 258767

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Minutes Approval September 21st, 2021

The board voted 3-0 to approve the minutes with Allen Aye, Bilodeau Aye, and Law aye

Vote to allow Principal Assessor to sign meeting documents by stamp after approval

Mr. Anderson asked that the board vote to allow him to sign all documents approved at this meeting with the signature stamps in order to maintain safe Covid practices. The board voted 2-0 in favor with Allen aye, Law aye

Assessors General Update

Mr. Anderson said they had been extremely busy with phone calls due to the 17% increase in values with some neighborhoods like East Chop up as much as 30% He said East Chop tax values had been nearly flat the past five years, but they caught up in 2020 sales. Mr. Anderson said some of the low-lying properties on Beach Road actually came down.

Mr. Anderson said they'd been keeping up with the calls and thanks Ms. Thompson for handling just about every call that wasn't "why did my taxes go up so much?"

Mr. Anderson said they'd been working for a couple weeks with split shifts given the high covid rates and the likelihood if we were both in at the same time of both of us having to be out at the same time, which was not acceptable in January.

He said she'd had lots of work to do from home including the resending of some tax bills that the billing company sent to old addresses (the proofs showed the correct addresses so no way for the collector or assessor to spot it).

Ms. Allen said she'd heard from many other East Chop residents who were concerned. Mr. Anderson asked that she send them to him so he could talk to him. He pointed out that big increases cause extremely large jumps in Q3 and Q4 since preliminary Q1 and Q2 are just a 2.5% increase over the prior year. People immediately annualize the Q3 or Q4 payment and in fact the next fiscal year preliminary bills will drop to a bit more than the middle of the preliminary and actual quarterly payments.

Mr. Anderson said he'd don't a great deal of work looking at the interior of East Chop and noted that it was up only 44% in valuation vs 61% for single families across town over that period.

Mr. Anderson said he thought this was a different buyer in 2020, a more sophisticated buyer compared to the AirBnB buyers the prior four years, and they recognized the value and history of East Chop.

Mr. Anderson said the other thing was that taxes in general went up a lot this year in general, around 6%. He said the debt exclusion on town hall added to it, and also noted that even though the residential exemption wasn't a big hit on second homeowners they were out another thirty or forty dollars due to it.

Mr. Anderson said people were very understanding overall.

Mr. Anderson said they have had far fewer residential exemption applications that came in after the classification hearing. He said he'd shown estimates for up to 700, not that he expected that, but you could make the case and if the select board went too big and that happened it could wipe out the overlay. Instead, there were 50 something so far.

Ms. Bilodeau asked if the residential exemption was available online. Mr. Anderson said it was and that it had a much simpler letter attached to it which has led to far fewer incomplete applications. He also said that at the beginning of the process, he didn't even know if they would have time to talk to all the people that called, but in fact, at no period have people had to wait to speak with the department.

Mr. Anderson said Ms. Thompson has handled hundreds and hundreds of calls and took satisfaction as he did by helping answer questions. People are very happy they are getting called back quickly and able to speak to a live person.

Overlay Surplus Appropriation delayed to Spring 2022 Town Meeting

Mr. Anderson told the board that although he had submitted the article for the Fall 2021 meeting, it had been missed so it was going to appear on the Spring 2022 special town meeting.

Boat Excise Uncollectible Abatements 2015-2022

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

Personal Property Uncollectible Abatements 2019-2021

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

FY22 Actual Real Estate, Personal Property, CPA, Wastewater and Water Liens Warrants and Commitments

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

8of58 Abatement requests from Treasurer-Collector

The collector is working on cleaning up old uncollectible taxes and parcels that were previously classified as owner's unknown. These uncollectible taxes come out of the overlay, and it is potentially a substantial amount. These will be brought to the Board at a future meeting.

FY22 Boat Excise Warrant and Commitment

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

2021-5 Motor Vehicle Excise Warrant and Commitment

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

FY22 Deferrals

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

Motor Vehicle and Boat Abatement Reports September, October, November 2021

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

Personal Property Abatement/Exemption Reports September, October 2021

The board voted 3-0 to approve the documents with Bilodeau aye, Allen aye and Law aye

Adjourned at 3:32 pm

Approved by the Board 8/11/22