



Town of Oak Bluffs Assessing Department  
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## BOARD OF ASSESSORS MEETING MINUTES

### January 14, 2021 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:

Topic: Oak Bluffs Assessors Meeting

MacGregor Anderson is inviting you to a scheduled Zoom meeting.

Topic: Oak Bluffs Board of Assessors Meeting

Time: Jan 14, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://oakbluffs.zoom.us/j/96466586669?pwd=Mmw4blZzZ3V4UkZyZUdwOXUycVQwQT09>

Meeting ID: 964 6658 6669

Passcode: 948273

One tap mobile

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+16465588656,,96466586669#,,,,\*948273# US (New York)

Dial by your location

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+1 253 215 8782 US (Tacoma)

Meeting ID: 964 6658 6669

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Find your local number: <https://oakbluffs.zoom.us/j/96466586669>

Agenda

**Minutes Approval November 5, 2020**

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

### **Vote to Allow Principal Assessor to Sign Meeting Documents by Stamp after Approval**

Mr. Anderson explained that because of the risks posed by Covid he suggested having the Board vote to allow him to use signature stamps to sign on their behalf for any approved document at this meeting. The Board voted 3-0 to approve this Law-aye, Allen-aye, Bilodeau-aye

### **Assessors General Update**

Mr. Anderson said they got the tax rate set and the bills out on time. He said it had been a challenge given the very late town meeting. Mr. Anderson said there had been great teamwork with the accountant and collector.

Mr. Anderson said they had four real estate abatements so far but he expected a few more. He said they'd try to schedule a meeting on zoom for February but executive session posed a challenge. He thought they might have a second meeting to accomplish that.

Mr. Anderson said they weren't currently doing interior inspections but a lot could be accomplished with photographs. He said he could potentially do any interiors since the data collector couldn't, but it would come down to a case by case basis with the applications.

Mr. Anderson said Dave Bailey would be doing some more consulting work again, and noted that they had only spent \$5000 during the fiscal year so far on his services. Mr. Anderson said it was intentional; that after Mr. Bailey had contributed a great deal to the valuation work it was clear only one person could manage the tax rate setting and billing work. Mr. Anderson said Mr. Bailey was going to work on campground valuations since there seemed to be a disproportionate number of abatement applications from there. He said it deserved a closer look given the unique valuation approach needed for the cottages and lots of recent renovations leading to year round occupancy.

Mr. Anderson said he'd also asked Mr. Bailey to work with PK to get them doing the planned consulting work that was sidetracked by Covid, including a commercial revaluation, table adjustment work and the 2023 certification. He said it may need to be an RFP and Mr. Bailey has experience with that. Mr. Anderson said PK had been wonderful the past year in helping to get work completed early, although it ended up not mattering given the late town meeting.

Mr. Anderson said Malgosia Thompson had done a terrific job covering for him while he was out for a few days. He noted the challenges of learning without the experience of sharing an office with someone experienced.

Mr. Anderson said Will Pflueger had done a ton of inspections this year and on top of that had completed a data collection manual. He said this was a requirement that the town hadn't met in the past, and was going to be evaluated by the DOR in the future.

Mr. Anderson said it was impressive that the office was doing extra work despite the pandemic and noted Ms. Thompson's 600 plus uncollectible motor vehicle abatements that had been sitting with the collector for up to a decade.

### **FY21 Actual Real Estate, Personal Property, CPA, Wastewater Special Assessments, Wastewater Liens Warrants and Commitments**

The board voted 3-0 to approve the warrants and commitments, Bilodeau-aye, Allen-aye, Law-aye

**FY21 Property Tax Exemptions and Deferrals**

Mr. Anderson explained that historically the board reviewed new large exemptions, and that unlike recent years there were not any of note. He said they would have the opportunity to review the monthly reports later, as had been the practice in previous years.

Mr. Anderson said the two deferrals would not show up on the reports, that they were the same ones they had been granting for a number of years, to Boxill and Lear. He asked the board vote to approve those.

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

**Personal Property Uncollectibles FY19**

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

**Motor Vehicle Excise Warrant and Commitment 2020-5**

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

**Motor Vehicle and Boat Abatement Reports October, November 2020**

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

**Real Estate and Personal Property Abatement/Exemption Reports October, November 2020**

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

The meeting was adjourned at 3:17