



Town of West Tisbury
BOARD OF ASSESSORS
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Open Session Meeting Minutes

Board of Assessors October 31, 2023

Members Present: Michael Colaneri (Chair), Maria McFarland, and Lawrence Schubert

Also Present: MacGregor Anderson (Principal Assessor), Paul Kapinos (revaluation consultant)

The meeting convened at 4:30 P.M.

All votes were roll call votes due to the remote nature of the meeting.

Mr. Colaneri began by stating that his role and the Board's role was to ask difficult questions of staff and the staff's job to answer those questions. Mr. Anderson said he completely agreed and looked forward to the additional sets of eyes.

Abutters List

The Board voted to certify the abutters lists: Colaneri yes, McFarland yes, Schubert yes

FY24 Interim Revaluation Proposed Values Review

Mr. Colaneri said he felt the discussion of this topic should be moved to executive session as they would be discussing specific properties and valuations.

H.4103 2023 Tax Relief Bill –

Senior Work Off maximum increase to \$2000 amends CH 59 Sec 5k

Mr. Anderson said the senior work off increase was from \$1500 to \$2000 a year.

New local option: affordable rental housing exemption CH 59 Sec O

Mr. Anderson said this was a new local option law already signed by the governor and going into effect in 2024. He said he expected more information from the MAAO in the fall newsletter, but that it appeared to offer a tax exemption for property owners who rented year-round at affordable rates.

Mr. Colaneri asked if the Board would have any responsibilities in implementing this. Mr. Anderson said he expected they would have a role in qualifying properties, possibly alongside the Affordable Housing Committee.

Mr. Colaneri urged Mr. Anderson to stay informed on this topic. He said he would.

Senior Circuit Breaker tax exemption increase to \$1500 amends CH 62 sec 6k (income tax exemption) impacting towns with local option of circuit breaker based real estate tax exemption (MGL Ch 59 Sec 5 CI 57)

Mr. Anderson said this was actually an income tax credit increase, but that it would be relevant if the Town were to adopt the clause 57 local option, which few towns had in the state.

Mr. Colaneri pointed out that many seniors no longer qualified for the income tax credit due to their home value increasing beyond the \$912,000 limit. Mr. Anderson pointed out additional challenges in towns without municipal sewer or water bills. He did not think there was a large pool of property owners who would benefit.

Executive Session

Motion to enter into executive session without returning to open session under Chapter 30 A Section 21 (a) 3, 6 and 7

The Board will enter executive session in order to discuss litigation (3), the valuation of property (6), and abatement and exemption applications deemed confidential under MGL CH 59 sec 60 (7)

The Board voted to enter executive session without returning to open session: Colaneri yes, McFarland yes, Schubert yes

The meeting adjourned at 5:50pm

MacGregor Anderson, MAA

Approved: 12/5/23

Principal Assessor