



**Town of West Tisbury**  
**BOARD OF ASSESSORS**  
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## **Open Session Meeting Minutes**

Board of Assessors September 19, 2023

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

Also Present: MacGregor Anderson (Principal Assessor)

The meeting convened at 4:30 P.M.

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

### **Abutters Lists**

The Board certified the abutters list: McFarland yes, Schubert yes, Colaneri yes

### **MV Excise Abatements**

**2023 \$439.25**

The Board approved the abatements: McFarland yes, Schubert yes, Colaneri yes

### **MV Excise Commitment 2023-5**

**144 bills for \$21,179.15 no exempts**

The Board approved the commitment: McFarland yes, Schubert yes, Colaneri yes

### **PK Contract for FY24 interim revaluation of Real Estate and Personal Property**

Mr. Colaneri said he'd asked Mr. Anderson and Mr. Kapinos of PK to discuss several issues as part of the FY24 Revaluation. Mr. Anderson said that Mr. Kapinos was aware of these topics that included, but were not limited to, common land valuation after a recent sale, the size curve associated with land, neighborhood valuation review, and swimming pool valuation.

Mr. Colaneri encouraged the Board to let Mr. Anderson know if there were other concerns-

Mr. Anderson clarified that the contract would not specifically identify these items but that they did fall under the responsibilities of PK as detailed in the contract.

Mr. Schubert asked about the \$9,900 contract price. Ms. McFarland asked if this was an increase. Mr. Anderson said this was the first interim year consulting contract they had with PK, and said previous

contracts with the prior consultant were around \$5,000, but frequently had one-off charges that were included in PK's work. Mr. Anderson also pointed out that PK's costs for the revaluation work were much lower.

Mr. Anderson said that the increase in price included doing the new power generation valuation that was much more complex, but brought increased revenue, and was required due to a court decision. He said this ran \$2000 in other Island towns with generators, and while not broken out in this contract as it was covered by the \$3500 personal property tax fee, and represented a savings. He said this had not been part of previous interim revaluation contracts.

Ms. McFarland asked how the contract compared to other towns. He said he didn't have Oak Bluffs or Chilmark but Vineyard Haven was \$13,000 and Edgartown a bit more than that. He noted that Vision didn't handle either town's personal property, but also that both towns were larger, making direct comparison challenging.

Mr. Schubert asked if this seemed reasonable. Mr. Anderson said he felt it was, given the increase cost of all consulting and software services, and PK's all-inclusive pricing where growth was handled, and abatement assistance, free of additional charge.

Mr. Colaneri summarized the contract as including real estate and personal property and confirmed commercial and industrial was included. He said in years past some of these were broken out and he was comfortable with this as a one-year contract so long as new charges weren't added. Ms. McFarland agreed. The Board voted to approve the contract: McFarland yes, Schubert yes, Colaneri yes

### **New Business**

Mr. Anderson said he had a couple things that he wanted to address that had come up since posting the agenda.

He said the Oak Lane Affordable Housing ATB case had been moved to formal procedure at the ATB as the Board had requested.

Mr. Anderson said that there was likely to be a special town meeting with financial articles in the fall. He said there could not be a classification hearing until the town meeting was held. He said the proposed town meeting date was November 14<sup>th</sup> and the classification hearing date was the 21<sup>st</sup>.

Mr. Anderson asked if a week was enough time for the Board to review proposed values before voting on them. Mr. Colaneri said they needed at least two weeks. Ms. McFarland agreed that two weeks made sense. Mr. Anderson said he would advise the Department of Revenue that we would be submitting valuation after the seventh of November. He said the change should not be a problem there.

Mr. Anderson asked the Board for approval to attend the MAAO Fall Conference despite it falling on the 19<sup>th</sup> and 20<sup>th</sup> of October when PK was due to submit values to the Board. They agreed that the conference was important and if it delayed distribution of values to the 23<sup>rd</sup> that was ok.

The meeting adjourned at 5:12 pm

MacGregor Anderson, MAA

Approved: 12/5/23

Principal Assessor