



**MINUTES
TRURO BOARD OF ASSESSORS
VIA CONFERENCE CALL
(832) 831-2424 Pin#195150#
TUESDAY August 30, 2022, 10:00am**

TOWN OF TRURO
10:32 AM

OCT 20 2022

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Present: Fred Gaechter; Caitlin Townsend; Jon Nahas, Principal Assessor;

The meeting was called to order by Mr. Nahas at 10:03am

Public Comment: None

New Board Member: Introduction & welcome to Caitlin Townsend as a New Board of Assessors member.

Signature Permissions for Fy23 Gateway & Stamps:

Motion was made by Mr Nahas to approve that the Assessors office may use a signature stamp for each Board Member for Assessors Business in FY23 and that Mr. Nahas may sign on behalf of the Board of Assessors in Gateway for all business regarding Fy23 valuations. Mr. Gaechter second the motion and all voted in favor.

Review/Approve Minutes:

Motion made to Continue the approval of the meeting minutes of the April 12, 2022 meeting. Only one board member was in attendance today to approve the minutes due to the absence of Mr. Boleyn. The BOA made a motion in Oct 2020 that allows the Chairperson of the BOA to approve meeting minutes in this scenario however Mr Boleyn was not available today. Motion was seconded by Mr. Gaechter and All voted in favor.

Motor Vehicle Excise Abatements:

Motion was made by Mr. Nahas to approve **Motor Vehicle May 2022 Abatements** in amount of **\$1,450.44**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Motor Vehicle June 2022 Abatements** in amount of **\$721.80**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Motor Vehicle July 5, 2022 Abatements** in amount of **\$1,562.15**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Motor Vehicle July 29, 2022 Abatements** in amount of **\$1,297.03**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Motor Vehicle August, 2022 Abatements** in amount of **377.44**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Boat Excise April 2022 Abatements** in amount of **\$158.00**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve **Boat Excise August 2022 Abatements** in amount of **\$76.00**. Mr. Gaechter second the motion and all voted in favor.

Motor Vehicle Excise Tax Commitments:

Motion was made by Mr. Nahas to approve the **2021 Motor Vehicle Commitment #95** in amount of **\$49.98**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve the **2022 Motor Vehicle Commitment #3** in amount of **\$32,095.86**. Mr. Gaechter second the motion and all voted in favor.

Motion was made by Mr. Nahas to approve the **2022 Motor Vehicle Commitment #4** in amount of **\$22,667.24**. Mr. Gaechter second the motion and all voted in favor.

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County Tax Forms FY23-continued from April 12, 2022 meeting:

OCT 20 2022

Motion was made by Mr. Nahas to approve the **Fy23 County Tax** in amount of **\$94,339.29**. Mr. Gaechter second the motion and all voted in favor.

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Motion was made by Mr. Nahas to approve the **Fy23 Environmental Protection Fund Tax** in amount of **\$94,339.29**. Mr. Gaechter second the motion and all voted in favor.

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Board of Assessors FY23 Discussion of Values & Tax Classification:

Mr. Nahas explained Fy23 was in an Interim Valuation year with the DOR. FY22 was our last Recertification Year (every 5 years). Based on the sales in calendar year 2021, FY23 overall value increased 24.6% over FY22 which had an increase 4.4%. Residential values increased 24.8%, Commercial Values 15.8%, Personal Property 34.7%. New Growth was \$278,579 for FY23 a increase year over year of 97%. In FY23, the average single-family home in Truro is valued at \$1,092,794, while the Average Residential Parcel has a value of \$873,179.

There was an explanation of a Split Tax Rate and the common confusion if Truro has a split tax rate or not. Splitting the Tax rate refers to shifting a portion of the Residential Value to the Commercial/Industrial class.

There was explanation of Open Space.

There was explanation of the Small Business Commercial Exemption.

There was explanation of the Residential Exemption and how the exemption works. There was discussion about the Residential Exemption, while it is generally believed it should be continued, it is the job of the Select Board to determine a percentage amount.

The Board of Assessors unanimously recommended to the Select Board to adopt the following at the Tax Classification Hearing scheduled for September 13, 2022:

To vote a Residential Factor of "1". This maintains a 100% full value for all classes.

To vote NOT to grant a discount for Open Space

To vote NOT to grant a Small Business Exemption

To vote TO continue to grant a Residential Exemption at a % decided upon by the Select Board.

Executive Session:

Upon a motion by Mr. Nahas that the Board of Assessors enter into EXECUTIVE SESSION under G.L c.30A Section 21(a) (7), to comply with G.L. c. 59 Section 60 and G.L. 214 Section 1B to review abatement and exemption applications and not to resume an open session. Seconded by Mr. Gaechter, the Board entered Executive Session to discuss exemption applications, roll call was taken, so voted. Session began at 11:05am.

Statutory Exemption Approvals/Denials: Motion to Approve by Mr. Nahas, seconded by Mr. Gaechter. All voted in favor.

Statutory Exemptions: Approve-13 (22=7, 22E=1, 17D=1, 41C=3, 37=1) Deny-0.

Residential Exemption Approvals/Denials: Motion to Approve by Mr. Nahas, seconded by Mr. Gaechter. All voted in favor.

Residential Exemptions: Approve-24 Deny-0

Expanded Residential Exemption Approvals/Denials: Motion to Approve by Mr. Nahas, seconded by Mr. Gaechter. All voted in favor.

Expanded Residential Exemptions: Approve-4 Deny-0

11:12am- Move to exit Executive Session and not re-enter Open Session, by Mr. Nahas, seconded by Mr. Gaechter. All in Favor. Roll call was taken, so voted.

Motion to adjourn meeting by Mr. Nahas at 11:12am, seconded by Mr. Gaechter. All voted in favor.

Next Meeting: TBD

Respectfully submitted,

Approved on 10/20/2022 by:

Jon Nahas, Principal Assessor

Alfred Gaechter

Caitlin Tamm
Truro Board of Assessors

