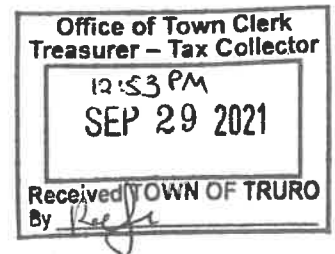




**MINUTES  
TRURO BOARD OF ASSESSORS  
VIA CONFERENCE CALL  
(832) 831-2424 Pin#195150#  
TUESDAY August 3, 2021, 2pm**



**Present:** Bruce Boleyn; Michael Forgione; Fred Gaechter; Jon Nahas Principal Assessor

The meeting was called to order by Mr. Boleyn at 2:05pm

**Public Comment:** Principal Assessor Nahas thanked Mr. Gaechter for becoming a new member of the Board of Assessors.

**Review/Approve Minutes:**

Motion was made by Mr. Boleyn to approve the meeting minutes as written of the **April 6, 2021 meeting**. Motion was seconded by Mr. Boleyn, All voted in favor.

**Motor Vehicle Excise Abatements:**

Motion was made by Mr. Boleyn to approve **Motor Vehicle April 2021 Abatements** in amount of **\$229.24**. Mr. Forgione second the motion and all voted in favor.

Motion was made by Mr. Boleyn to approve **Motor Vehicle May 2021 Abatements** in amount of **\$875.12**. Mr. Forgione second the motion and all voted in favor.

Motion was made by Mr. Boleyn to approve **Motor Vehicle June 2021 Abatements** in amount of **\$1865.82**. Mr. Forgione second the motion and all voted in favor.

Motion was made by Mr. Boleyn to approve **Motor Vehicle July 2021 Abatements** in amount of **\$727.47**. Mr. Forgione second the motion and all voted in favor.

**Boat Excise Abatements:**

Motion was made by Mr. Boleyn to approve **Boat June 2021 Abatements** in amount of **\$110.67**. Mr. Forgione second the motion and all voted in favor.

**Motor Vehicle Excise Tax Commitments:**

Motion was made by Mr. Boleyn to approve the **2020 Motor Vehicle Commitment #8** in amount of **\$5.00**. Mr. Forgione second the motion and all voted in favor.

Motion was made by Mr. Boleyn to approve the **2021 Motor Vehicle Commitment #2** in amount of **\$95,750.82**. Mr. Forgione second the motion and all voted in favor.

Motion was made by Mr. Boleyn to approve the **2021 Motor Vehicle Commitment #3** in amount of **\$27,939.09**. Mr. Forgione second the motion and all voted in favor.

**Board of Assessors Signature Stamp Approval Fiscal Year 2022:**

Motion was made by Mr. Boleyn to approve the use of a signature stamp for all forms related to Fiscal Year 2022. Mr. Forgione second the motion and all voted in favor.

**Board of Assessors Tax Forms-Gateway- Fiscal Year 2022:**

Motion was made by Mr. Boleyn to approve the Principal Assessor to electronically sign on behalf of the Board of Assessors within the DLS Gateway system-where applicable for FY 2022. Mr. Forgione second the motion and all voted in favor.



**Expanded Residential Exemption-New for Fiscal Year 2022:**

Mr. Nahas explained the Expanded Rental Residential Exemption program that was passed ATM in 2019 and signed into law in Feb 2021, to go into effect for FY22. This assists in creating more year-round rental housing for residents of Truro and incentives owners to do so. This permits owners to receive an exemption off their tax bill provided they rent their home to a tenant on an annual basis and their tenant establishes the property as their primary domicile. It is based upon the Residential Exemption-if the Select Board passes the Residential Exemption-the Expanded will be enacted and at the same rate.

**Board of Assessors FY22 Tax Classification:**

Mr. Nahas explained the Town underwent a Recertification process by the DOR for FY22 where the values were reviewed in significant detail prior to approval. Thank you to PK Valuation Services for their assistance. Based on the sales in calendar year 2020, FY22 overall value increased 4.4% over FY21 which had an increase 2.1%. Residential values increased 4.4%, Commercial Values 4%, Personal Property 5.2%. New Growth was \$141,536 for FY22 a decrease year over year of 10.6%. In FY22, the single-family home in Truro is valued at \$871,555, while the Average Residential Parcel has a value of \$699,911.

There was discussion of Open Space and what constitutes Open Space.

There was discussion about the Residential Exemption, while it is believed it should be continued, not having a full picture of the tax implications, the BOA should not recommend a specific % as it is thought that is the job of the Select Board as they have a better understanding of the tax system. Also, some discussion was held on the intent of the Residential Exemption-whether it was considered to reward those that make Truro their Primary Domicile, or to provide a proportionately greater benefit to lower valued homes.

The Board of Assessors unanimously recommended to the Select Board to adopt the following at the Tax Classification Hearing scheduled for August 24, 2021:

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 grant a Residential Exemption at a % decided upon by the Select Board.

**Executive Session:**

Upon a motion by Mr. Boleyn 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. Forgione, the Board entered Executive Session to discuss exemption applications, roll call was taken, so voted. Session began at 12:15pm.



**Statutory Exemption Approvals/Denials:** Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione. All voted in favor.

Statutory Exemptions 22: Approve-4 Deny-0.

**Residential Exemption Approvals/Denials:** Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione. All voted in favor.

Residential Exemptions: Approve-13 Deny-0.

**Expanded Rental Residential Exemption Approvals/Denials:** Motion to Approve by Mr. Boleyn, seconded by Mr. Forgione. All voted in favor.

Residential Exemptions: Approve-1 Deny-0

2:55pm- Move to exit Executive Session and not re-enter Open Session, by Mr. Boleyn, seconded by Mr. Forgione. All in Favor. Roll call was taken, so voted.

Motion to adjourn meeting by Mr. Boleyn at 2:55pm, seconded by Mr. Forgione. All voted in favor.

**Next Meeting: TBD**

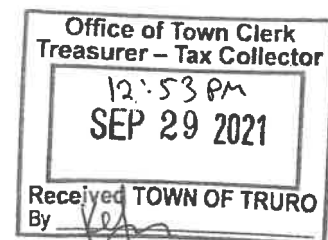
Respectfully submitted,

Jon Nahas, Principal Assessor

Approved on 9/29/2021 by:

Michael R. Forgione  
Alfred Hauckler

Truro Board of Assessors



Chickadee

12/1/20