



**TOWN OF EASTHAM
EASTHAM BOARD OF ASSESSORS
Minutes of June 22, 2023 Meeting
Small Meeting Room, Eastham Town Hall**

Present: Davis Hobbs, Joanna Buffington, Wendy Walsh, Denise Kopasz, Principal Assessor Colleen Mercurio, Field Appraiser Alexandra Peterson

This meeting was held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting.

Davis Hobbs called the Session of the Board of Assessors to order at 11:04 a.m.

Joanna Buffington made a motion to accept regular minutes of March 9, 2023. Dave Hobbs seconded. The vote was unanimous. Davis Hobbs made a motion to approve both the regular and executive session minutes of April 6, 2023. Joanna Buffington seconded. The vote was unanimous.

Director's update:

- At the end of June we will start a new subscription with NearMap, an ortho-imagery service that will be useful for multiple departments. This can be used to detect changes over time, such as erosion, new structures, changes in structure sizes, etc.
- 2021 sales are still under review, it is still hard to tell what types of adjustments will need to be done, but so far it seems that there are fewer outliers. Beach properties values and future erosion were discussed – the director explained that there are different influences for land adjustments that can be used to account for erosion.
- Alex (field appraiser) finished another class, and she is also collaborating with the Building department on cleaning up some permitting processes. New hires and changes in various departments were also discussed.
- Undersized lots and adjustments – there is not a great deal of consistency in the type of adjustment or the timeframe. Consistency is key, so we are working with Paul Kapinos (PK Valuation Group) to identify the lots that need clean up.
- Davis Hobbs made a motion to approve the annual Barnstable Environmental Protection Fund Tax, Denise Kopasz seconded. Vote was unanimous. Joanna Buffington made a motion to approve the Barnstable County Tax, Denise Kopasz seconded. The vote was unanimous.
- Various proposals for the classification hearing were discussed: Provincetown's expanded residential exemption, Accessory Dwelling Units potential incentives.
- The hardship exemption or Clause 18 was discussed, and the need to establish eligibility requirements. Senior means exemption and Clause 41 C ½ were also mentioned as future opportunities to expand eligibility.

Joanna Buffington made a motion to adjourn the session at 12:26 pm. Denise Kopasz seconded. The vote was unanimous.

Respectfully submitted by Alexandra Peterson, Field Appraiser

Approved on: 8/3/2023

Date

By: W. Davis Hobbs

W. Davis Hobbs