

April 25, 1983

INTRODUCED BY CITY MANAGER ROBERT W. HEALY

AN ORDER CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 1982

ORDERED: That in addition to sums previously appropriated by the City Council for the fiscal period 1982-83 the following sum is hereby appropriated in the General Fund of the City of Cambridge:

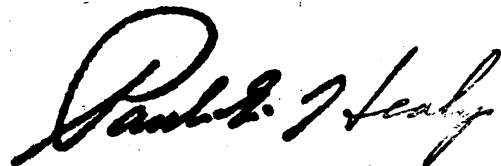
| FUNCTION | DEPARTMENT OR PROGRAM | SALARIES & WAGES | TRAINING & TRAVEL | OTHER ORDINARY MAINTENANCE | EXTRAORDINARY EXPENDITURES | APPROPRIATIONS |
|--------------------|-----------------------|------------------|-------------------|----------------------------|----------------------------|----------------|
| General Government | Finance | | | \$60,000.00 | | \$60,000.00 |

BE IT FURTHER ORDERED: That the above appropriations in the General Fund are to be financed by estimated revenues drawn from the following sources:

In City Council April 25, 1983.
Adopted by a yeas and nays vote:-
Yeas 8; Nays 0; Absent 1.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



FINANCING PLAN

REVENUE

Excise Tax

\$60,000.00

City of Cambridge

MASSACHUSETTS

Agenda # 4 - Appropriation of \$60,000 to
the Assessors Office for the
funding of the R.M. Bradley contract

In City Council April 25, 1983

198

| | YEA | NAY | ABSENT | PRESENT |
|------------------------|-----|-----|--------|---------|
| Mr. Daniel J. Clinton | ✓ | | | |
| Mr. Thomas W. Danehy | ✓ | | | |
| Mr. Francis H. Duehay | ✓ | | | |
| Ms. Sandra Graham | | | ✓ | |
| Mr. Leonard J. Russell | ✓ | | | |
| Mr. David E. Sullivan | ✓ | | | |
| Mr. Walter J. Sullivan | ✓ | | | |
| Mr. Wylie | ✓ | | | |
| Mayor Vellucci | ✓ | | | |

8 0 1



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498 9007

OFFICE OF THE ASSESSORS

Abigail A. Burns, SRA, MRA
Kevin T. McDevitt, MAA
Faith D. McDonald, CMA, MAA, CA-S

April 13, 1983

Jane H. Malme, Chief
Bureau of Local Assessment
Department of Revenue
100 Cambridge Street
Boston, MA 02204

Dear Mrs. Malme:

The Cambridge Board of Assessors formally requests that the city's achievement of certified 100% valuation be delayed to FY84.

While the Board feels that problems and differences of opinion with respect to residential values could be settled and corrected within a FY83 framework, the Board concludes that commercial and industrial values present problems not amenable to short-run solutions. Even if we were to attempt a remedial effort on the commercial/industrial values to achieve FY83 certification, the chances of success would be far from certain, the result would likely be a "patchwork" product at best, and the undoubtedly protracted exercise would impose short-term borrowing costs which the city can ill afford.

The city has engaged R.M. Bradley & Co., Inc. to evaluate the prospects for an FY83 certification, and that firm's intensive three-week effort has contributed greatly to the conclusions we have drawn. At the same time, most of Bradley's work has focused upon developing an analytical base - your prime area of concern during field review - which covers the period through 1982 and into 1983. This in-place foundation, along with evidence of R.M. Bradley's other successful revaluation endeavors and the firm's generally well-regarded reputation, has led the Board to propose that R.M. Bradley be retained to handle valuation of commercial and industrial properties for a FY84 certification.

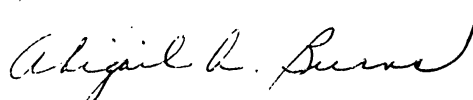
R. M. Bradley's project time estimates, along with our projections of work required to shift residential values to a January 1, 1983 valuation date, indicate that scheduling targeted for the normal fall tax billing is realistic. This schedule assumes, however, that FY84 certification of residential values proceeds without any major disagreements concerning basic methodologies or assumptions. Toward this end, we will continue to respond over the next few weeks to the issues the DOR has raised with regard to its FY83 residential certification review, and to meet with DOR staff as required, to insure that we are on "common ground" as much as possible prior to the FY84 update.

Enclosed are schedules for achievement of residential and commercial/industrial value certification during FY84. We stand ready to meet with you and/or your staff to clarify any issue related thereto.

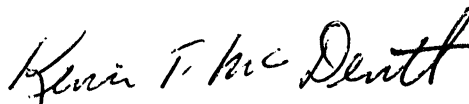
Thank you for your consideration.

Very truly yours,

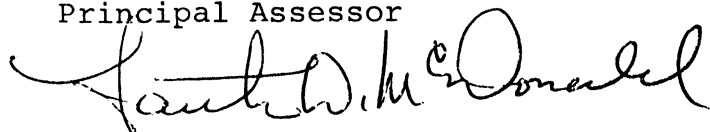
BOARD of ASSESSORS



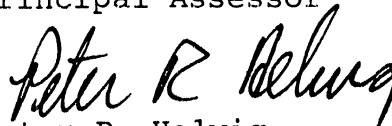
Abigail A. Burns, SRA, MRA, MAA
Chairman



Kevin T. McDevitt, MAA
Principal Assessor



Faith D. McDonald, CMA, MAA, CA-S
Principal Assessor



Peter R. Helwig,
Revaluation Project Director

enclosures

PRH:kw

CAMBRIDGE RESIDENTIAL VALUATION SCHEDULE

Week of

April 18 - May 27

1982 Sales Verification and Field Inspections
1982 Building Permit Inspections and Data Adjustments
1982 Subdivision Processing and Data Adjustments
1982 Condo Conversions

May 23 - June 3

Development of Sales File

May 30 - June 17

Base Cost Adjustments
Residual Analysis
Inflation Study
Development of Neighborhood Factors
Update Gross Rent Multiplier Analysis

May 30 - June 24

Revalue Condominiums
Update Rent Control Rents

June 20

Generate Values (R1, R2, R3). Review
Value Border Properties

June 27

Generate Values (R4, AP)

July 18

DOR Review of Residentials

July 25

Prepare and Mail Residential Impact Notices

August 1 - August 31

Residential Hearings

September 13

Final Certification

COMMERCIAL VALUATION SCHEDULE

Week of

April 18 - May 2

Complete Data Analysis

April 25 - July 22

Property Reinspections

May 2 - August 15

Valuations

August 1 - August 15

Final Review of Values

August 15 - August 23 (?)

DOR Review of Commercial/Industrial

August 29

Prepare & Mail Impact Notices

August 30 - September 9

Informal Hearings

September 13

Final Certification

The Commonwealth of Massachusetts



Department of Revenue

Leverett Saltonstall Building,

100 Cambridge Street, Boston 02204

IRA A. JACKSON
COMMISSIONER

EDWARD J. COLLINS, JR.
DEPUTY COMMISSIONER

April 19, 1983

Board of Assessors of Cambridge
City Hall
Cambridge, MA. 02139

Dear Sirs:

This letter is written to confirm the matters discussed at our meeting of April 15, 1983 regarding your request for a postponement and your plan and timetable for completing certain corrective action necessary to ensure that the City's revaluation program satisfies the Commissioner's minimum certification requirements of full and fair cash value.

Based on our review of your plan and timetable, the Commissioner has determined that it is unlikely that the necessary work can be accomplished and taxpayer hearings held in a timeframe consistent with spring tax billing. Therefore, in order to ensure the orderly completion of the revaluation and to prevent the City from incurring any financial hardship as a result of borrowing in anticipation of revenues, the Commissioner will authorize the assessors to postpone the implementation of the revaluation and to set a fiscal year 1983 tax rate based on existing assessed values. This postponement is granted on the condition that efforts to complete the revaluation will continue unabated and that proposed assessments as of January 1, 1983, will be available for certification review as soon as possible after July 1, 1983.

The assessors' plan includes contracting with R.M. Bradley and Company to complete the revaluation of commercial and industrial properties. You are requested to submit, by April 29, 1983, a copy of your proposed contract for our review and approval.

In addition, please provide, by June 1, 1983, a detailed report on the progress of the residential program.

Very truly yours,

A handwritten signature in cursive script, reading "Jane H. Malme".
Jane H. Malme, Chief
Bureau of Local Assessment

JHM:KC:ro

cc: Robert Healy, City Manager

RECEIVED
APR 21 9 14 AM '83
OFFICE OF THE
CITY MANAGER

4



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

April 25, 1983

To the Honorable, the City Council:

As an update to the status of the revaluation project, enclosed are:

- 1.) Copy of the Assessors' letter to the Department of Revenue requesting that certification of 100% valuation be delayed until Fiscal 1983, along with the Assessors' schedules for achievement of residential and commercial/industrial value certification during FY84.
- 2.) Copy of Jane Malme, Chief of the Bureau of Local Assessment, written approval of the Assessors' request subject to the review and approval of the City's contract with R. M. Bradley and Co.

In order to comply with this requirement I am requesting an appropriation of \$60,000 to fund the R. M. Bradley contract with the source of funding, excise tax receipts.

Passage of this order is strongly recommended in order that the contract may be signed and the timetable submitted to the Department of Revenue complied with.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Encs. 3

Appropriation of \$60,000 to the Assessors Office for the funding of the R.M. Bradley contract.

In City Council,

April 25, 1983

4/25/83

MR

Order Adopted

J-0-1

CDL
SEA
PP
PO