



TOWN OF MILTON

525 Canton Avenue

Milton, Ma. 02186

Tel. 617-898-4863

Fax. 617-696-6972

assessor@townofmilton.org

BOARD OF ASSESSORS

William E. Bennett, Chair

Brian M. Cronin

James A. Henderson

Robert L. Bushway

Chief Appraiser

The Board of Assessors Meeting Minutes, January 12, 2016

The meeting was called to order at 5:35pm. In attendance were Jim Henderson, Bill Bennett and Brian Cronin, all members of the Board. Also present was Chief Appraiser Bob Bushway. Mr. Bennett presided and Mr. Bushway took the minutes. The minutes of December 1, 2015 were reviewed and unanimously approved and signed.

The December 2015 Monthly Reports of Motor Vehicle Abatements were reviewed and unanimously approved and signed.

The Board reviewed and approved 7th Motor Vehicle Excise Warrant for 2015 in the amount of \$15,248.33

The Board voted on the request for modification from attorney Francis A. Di Luna of the disallowance of the Thayer Nurseries Chapter 61A application. The Board unanimously voted to reaffirm their original vote on October 6, 2015 to deny the Thayer Nurseries Chapter 61A application.

The Board unanimously approved to release from overlay the amount of \$750 for the purpose of funding the Senior Work-Off program.

The Board unanimously voted to approve the following first time applications for personal exemptions:

Barbara Cavanagh	4 Badger Circle	Cl. 37A Blind
Edward Ng Pack	698 Brook Road	Cl. 37A Blind
Geraldine M. Scannell	114 Huntington Road	Cl. 41D Elderly
Joyce C. Kelley	543 Brook Road	Cl. 41D Elderly

At 5:45pm, Demetrios Davis the owner of 1661 Canton Avenue arrived to discuss the valuation of his residence and pending fiscal year 2016 abatement application. Mr. Davis explained his concerns about his current assessment. The Board said they would consider his concerns when reviewing the application.

At 6:00pm, the meeting was joined by real estate appraiser John Regan, Fuller Village Executive Director Deborah Felton and Fuller Village Controller Peggy Payton.

Mr. Regan went over a detailed presentation that was handed out regarding the valuation of Fuller Village. According to Mr. Regan, the main difference between the valuation the Chief Appraiser arrived at and the valuation he derived is the highest and best use of the property. It is restricted to its current use as an age restricted, non-profit elderly housing development. Due to this fact, the only pertinent valuation technique should be based on the actual operating figures as presented in the audited financial statements. Mr. Henderson asked to obtain those statements, along with a copy of the form 990. At the conclusion of the presentation, Mr. Regan's estimate of value ranged from \$34,670,000 to \$37,910,000, with an average of \$36,267,000.

The Board will review all information obtained from the taxpayer for ongoing discussions.

The Board took action on the following fiscal year 2016 real estate abatement applications:

PARCEL ID	ADDRESS	RECORD OWNER/APPLICANT	ACTION TAKEN
K-11-7	895 Randolph Avenue	Richard E. & Nancie M. Wong	Granted
A - 6- 2	1661 Canton Avenue	Demetrios & Melanie Davis	Granted
B-8-2C	778 Blue Hill Ave.	Anthony Tam & Katharine Mui	Granted
D-19-12	376 Blue Hills Pkwy	Keith Schleicher	Denied
A-1-10A	1335 Canton Avenue	Charbel Haber	Granted
C-32-2	357 Blue Hills Pkwy	Michael K. Blackwell	Granted
G-14-15	55 Franklin St.	Christian & Laura Klint	Denied
G-15-14	10 Church St.	Falconi Properties, LLC	Denied
G-15-13	14 Church St.	Falconi Properties, LLC	Denied
I-20-15	34 Glendale Road	Kerin A. Donovan	Granted
C-24-2	178 Brush Hill Rd.	Russell J. & Deborah V. Evans	Granted

Mr. Bushway told the Board that the owner of 40 Churchills Lane would agree to withdraw his fiscal year 2015 Appellate Tax Board case if the Board would agree to reduce his value to \$1,800,000 for both fiscal year 2015 and 2016, for which he has filed an abatement on. The Board voted unanimously by voice vote to go along with this. Mr. Bushway will inform the taxpayer and ascertain the withdrawals from the taxpayer.

Mr. Bennett updated the Board of the lengthy appellate tax board hearing held Thursday, December 10th for the property located at 23 Parkwood Drive, owned by John S. Rowe and Philip Johenning. No decision has been obtained from the ATB.


The next meeting is scheduled for Monday, February 8th at 5:30pm.

The meeting was adjourned unanimously by voice vote at 8:10pm
Respectfully Submitted, Robert Bushway; Chief Appraiser

Milton Board of Assessors



William E. Bennett



Brian M. Cronin



James A. Henderson