

MINUTES

Board of Assessors' Meeting

4/29/09

Assessors Office

Type of meeting: Board of Assessors

Attendees: Diane O'Connor
Arthur Holmes

Call to Order: 10:00 A.M.

Appointment: None

Minutes: Reviewed deferred minutes of April 13, 2009. Diane & Arthur reviewed and discussed the minutes of April 13, 2009 Arthur made the motion to approve, Diane seconded, and motion passed.

Agenda topics

Review and Take Action on Real Estate Abatements – No Exemption applications deadline is passed.

The Board voted unanimously to approve the following real estate abatement applications

Ap#	Map/Parcel	Amount
2	105/26	Per field inspection \$ 57,700.00 of value building value \$247,500
24	30/43	Per field inspection \$36,100 of value
30	21/11	Per field inspection \$700 of value
32	57/37	Per field inspection \$46,900 of value
37	19/14	Per field inspection \$32,200 of value

The Board voted unanimously to deny the following real estate and personal property applications.

Ap#	Map/Parcel	Reason
11	Personal Property	Depreciation used for income tax filing differs from depreciation used for assessing.
29	28/44	Failure to respond to our request for further documentation chapter 59 sec 61.
40	93/73	Out of 7 comps, 2 were 2008 foreclosures, 1 was 2007 foreclosure, 1 was a 2006 sale and only 1 valid sale. no basis for claim of overvaluation. Also claimed disproportionate assessment but this was not the case.
49	71/3	Income submitted is greater than what we had calculated for income. Failure to submit requested list of valid comparable sale properties. Sales activity of 2007/2008 supports our assessed value. Industrial/Manufacturing buildings have sold for considerably higher per square foot than the subject property.
58	81/6	Assessed value is as of 7/1/08 not as of 01/01/2008.
60	81/11	Applicant for an abatement was a tenant who did not pay more than one-half of the tax.

The Board then discussed the following information on abatement applications.

Ap#

9 Checked grade and condition during inspection waiting for results of final input.

#44 Assessor to work numbers to determine if any change. Has value as access road. There is an easement on it. Can't build on it. Deemed denied sent.

#55 Vacant land map 15 parcel 9 has incorrect land area and questions of wetlands on property.

#55, 56, 57 Due to questions of size and wetlands, Diane O'Connor will speak with buildings department. Diane O'Connor thinks abatements are in order. Numbers 55 & 57 may be considered for abatements based on finding of facts of wetlands and other factors that impact land. Application #56 agreed to whatever findings and/or to adjust #55 and 57 or not to adjust. Presently deemed denied but still open for further discussion.

#61, 62, 63, 64 Sales activity on these higher than assessed value. They are presently deemed denied, further review needed.

#5, 17, 18, 19, 20, 23, 25, & 65 Deemed denied letters sent for real estate abatements.

#7, 8, 45 & 46 Deemed denied letters sent for personal property.

Other Business

Staff will continue inspections on permits and sale verifications for the revaluation.

The next Board meeting will be posted as needed.

Special notes: ADJOURNMENT: Motion was made, seconded, and carried to adjourn at 11:30 A.M.

Approved 

Respectfully Submitted

Minutes taken by Pamela Ferrara and typed by Susan Reagan
Clerk