

MINUTES

Town of Northborough Board of Assessors Minutes Assessors Office 08/03/2010

Type of meeting:

New Business – Review Real Estate Abatement Applications
Review Personal Property Abatement Applications

Attendees:

Diane M O'Connor
Arthur K. Holmes

Call to Order: 2:00 P.M.

Appointment: None

Minutes: Minutes from the previous meeting were read. Motion was made by Diane O'Connor to approve the previous staff meeting minutes, seconded by Arthur Holmes to approve. It was voted unanimously to approve the minutes of the April 29, 2009. The Board will now review and discuss the following abatement applications, their inspection data and review the data submitted with the applications. A second motion was made by Diane O'Connor, and seconded by Arthur Holmes to approve. Second motion unanimously approved.

Agenda topics**Review and Take Action on Real Estate Abatements Applications & Personal Property Abatements Application**

The Board voted unanimously to approve the following real estate abatement applications and/or personal property abatement applications per field inspection data and review of the data submitted with the actual applications.

| FY | Record Owner | App# | Abated Value | Abated Amount |
|------|-----------------------|------|--------------|-----------------|
| 2010 | Jonathan L. Hanna | 5 | \$160,400 | \$2,306.55 R.E. |
| 2010 | Ingrid Cloeren | 15 | \$22,900 | \$329.30 R.E. |
| 2010 | 41 Lyman Realty LLC | 22 | \$272,100 | \$3,912.80 R.E. |
| 2010 | Ilya & Olga Usvyatsky | 23 | \$13,800 | \$198.44 R.E. |
| 2010 | Jeyachithra Gopalsany | 25 | \$31,900 | \$458.72 R.E. |
| 2010 | Goodnow Development | 31 | \$24,400 | \$350.87 R.E. |
| 2010 | Goodnow Development | 37 | \$18,900 | \$271.78 R.E. |
| 2010 | Goodnow Development | 38 | \$26,400 | \$379.63 R.E. |
| 2010 | Goodnow Development | 39 | \$24,800 | \$356.62 R.E. |
| 2010 | Goodnow Development | 41 | \$18,900 | \$271.78 R.E. |
| 2010 | Goodnow Development | 42 | \$124,200 | \$1,786.00 R.E. |
| 2010 | Goodnow Development | 43 | \$26,200 | \$376.76 R.E. |
| 2010 | Goodnow Development | 44 | \$113,600 | \$1,633.57 R.E. |
| 2010 | Goodnow Development | 45 | \$18,700 | \$268.91 R.E. |
| 2010 | Goodnow Development | 46 | \$24,400 | \$350.87 R.E. |
| 2010 | Goodnow Development | 47 | \$29,000 | \$417.02 R.E. |
| 2010 | Goodnow Development | 48 | \$26,500 | \$381.07 R.E. |
| 2010 | Goodnow Development | 50 | \$24,400 | \$350.87 R.E. |
| 2010 | Jane Katz | 51 | \$37,000 | \$532.06 R.E. |
| 2010 | Sally Pini | 53 | \$3,600 | \$51.77 R.E. |

Minutes

August 3, 2010

Pages Two of Four

| FY | Record Owner | App# | Abated Value | Abated Amount |
|-----------|----------------------------------|-------------|---------------------|----------------------|
| 2010 | Kanita Sahasakmontri | 54 | \$9,230 | \$132.73 P.P. |
| 2010 | Jean Ann Verhage | 55 | \$4,100 | \$58.96 R.E. |
| 2010 | Timothy Traves | 56 | \$4,290 | \$70.75 P.P. |
| 2010 | Thomas & Anne Haranas | 60 | \$1,200 | \$17.26 R.E. |
| 2010 | Richard Rehberg | 62 | \$2,300 | \$33.07 R.E. |
| 2010 | Lesley Gustafson | 77 | \$24,200 | \$348.00 R.E. |
| 2010 | Dennis Liberis | 78 | \$27,200 | \$391.14 R.E. |
| 2010 | Scott Desroche | 79 | \$58,800 | \$845.54 R.E. |
| 2010 | Scott & Amy Poretsky | 80 | \$12,100 | \$174.00 R.E. |
| 2010 | Whitney St. Holding | 100 | \$35,000 | \$503.30 R.E. |
| | c/o Framingham Co-operative Bank | | | |
| 2010 | Whitney St. Holding | 106 | \$183,400 | \$2,637.29 R.E. |
| | c/o Framingham Co-operative Bank | | | |
| 2010 | Juniper Hill G.C. Inc. | 121 | \$341,300 | \$4,907.89 R.E. |
| 2010 | Juniper Hill G.C. Inc. | 122 | \$27,700 | \$398.33 R.E. |
| 2010 | Juniper Hill G.C. Inc. | 123 | \$467,500 | \$6,722.65 R.E. |
| 2010 | Michelle Cahill | 124 | \$6,400 | \$92.03 R.E. |
| 2010 | Richard & Ann Rand | 125 | \$29,000 | \$417.02 R.E. |

The Board voted unanimously to deny the following real estate abatement applications and/or personal property abatement applications per review of information submitted and sales data review of any 2009 valid sales. Market changes in 2009 will be reflected in FY2011 tax bills (assessment).

| FY | Record Owner | App# | Reason |
|-----------|---------------------------|-------------|---|
| 2010 | Arthur & Dolores MacAsay | 14 | Refused inspections, 2009 sales and flawed comps. |
| 2010 | Joseph Connolly Trustee | 24 | Flawed & 2009 sales comps. |
| 2010 | Arlene Beauchemin Trustee | 26 | Used 2009 sales comps. |
| 2010 | Goodnow Development | 28 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 29 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 30 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 32 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 33 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 34 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 35 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 36 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 40 | Disputing value based on 2009 sales. |
| 2010 | Goodnow Development | 49 | Disputing value based on 2009 sales. |

Minutes

August 3, 2010

Three of Four

| FY | Record Owner | App# | Reason |
|-----------|---|-------------|--|
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 81 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 82 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 83 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 84 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 85 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 86 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 87 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 88 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 89 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 90 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 91 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 92 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 93 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 94 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 95 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 96 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 97 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 98 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 99 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 101 | Failed to support overvaluation with insufficient information. |

Minutes

August 3, 2010

Four of Four

| | | | |
|------|---|-----|---|
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 102 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 103 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 104 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 105 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 107 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 108 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 109 | Failed to support overvaluation with insufficient information. |
| 2010 | Whitney St. Holding c/o Framingham Co-operative Bank | 110 | Failed to support overvaluation with insufficient information. |
| 2010 | William & Irene Jeas | 118 | Used 2009 sales comps. Sales activity of 2009 will be reflected in FY2011 tax bill. |

Other Business

Discussions regarding field work for FY2011. Review and following up with percentages and percent completes as of 06/30/2010. The remaining real estate abatement applications & personal property abatement applications will require further review and the remainder of applications were deemed denied. Discussions in regards to hiring a new part time assessor are still pending and waiting approval as soon as Town Administrator John Coderre returns from vacation as well as a query check and references are verified. The next board meeting will be posted as needed.

Special notes:

ADJOURNMENT: Motion to adjourn was made by Diane O'Connor, and seconded by Arthur Holmes to approve. Motion unanimously approved. Meeting adjourned at 2:30 pm.

Approved:

Respectfully Submitted

Clerk