

K. Derby, Asst

'12 NOV 14 3:37PM

Board of Assessors Meeting
January 17, 2012 4:00PM

REVISED MINUTES

Present: January 3, 2012 Tim Brady, Nick Bono, Ken Hull Assessor

The original minutes were approved by the Board:
January 3, 2012

FOLLOWING MINUTES AS REVISED AND APPROVED

11/13/12 NB KB

Veteran Exemption Application was reviewed: May 49-35, Smith, 15 Frost Fish Lane. After reviewing the documents the Board voted to approve the Veteran Clause 22 exemption in the amount of \$400.00. Unanimous

The following are Real Estate Abatements were reviewed.

- 42-95 52 Tides End Ln – Brusie....Assessed at \$1,538,100.

Transmittal letter was submitted and reviewed by Jack Donoghue of Donoghue & Donoghue, LLC. During the week prior to the meeting Jack Donoghue requested the assessor conduct a conference call during meeting. Donoghue was told by the assessor that a teleconference call was not permissible. Board reviewed the written abatement application. Board discussed the contention that the Land is overly assessed based upon $\frac{3}{4}$ is in Flood Zone. Sketch submitted by Ryder and Wilcox was reviewed. Based on Ryder and Wilcox's information the property cannot be subdivided.

Abatement claims building is over assessed due to age and condition. Assessor inspected the property in week prior to meeting and advised that the age and condition as assessed were appropriate.

Fiscal 2012 assessment had additional value for the potential to subdivide the property. Assessors reviewed the property valuation, reflecting a recalculation of the land with the wetland limiting the subdivision of the property.

Assessors agreed to Offer to Abate to \$1,324,600. Vote Unanimous.

Public documents: Transmittal Letter, Tax Bill, Subject PRC

Exempt documents: Abatement and Rider and Wilcox attachments

- 69-64 83 Namequoit Rd – Digiacomio...Assessed @ \$564,000

Owner submitted appraisal from William Norrish Jr. Appraisal was \$525,000. Date of appraisal was 10 months past the assessment date. Owner noted that "all information listed on the town's website appears correct." Taxes up based on new 3rd bedroom. Aged parents. Financial Hardship. Wants recheck of land value, steep slope. During discussion the Board reviewed the following keys, 1779, 4849, 4877, 5254, 5242.

Assessor inspected property prior to meeting and recommended a 5% land TOPO adjustment.

Offer to Abate to \$554,300 Vote Unanimous

Public documents: Office generated GIS TOPO map of subject, Subject PRC, Keys, 1779, 4849, 4877, 5254, 5242

Exempt documents: Abatement and Appraisal

- 56-22 10 Pershing Ln – Silva.....Assessed @ \$873,300

Board considered abatement application and letter from owner. Owner claims that process is not fair. Claims value to be \$700,000. Board considered Keys 4483, 4485 and 4489 submitted with application. Assessor had inspected property and noted that the building value appeared high. After review Board decided that the building value was too high and voted to reduce. Access to property via neighboring lot was discussed. Board noted that this issue was considered in the assessment.

Offer to Abate to \$829,100 Unanimous

Public documents: Office generated GIS TOPO map of subject, Subject PRC, Keys 4483, 4485 and 4489

Exempt documents: Abatement and Appraisal

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- 44-73 143 Pochet Rd – Sapienza....Assessed at \$585,400

Board reviewed letter from owner dated November 14, 2011. Board considered the abatement from Fiscal 2010. Owner concerned that value increased to \$585,400 after 2010 abatement to \$525,200. Per letter, owner is not aware of the annual nature of assessments. Board reviewed fiscal 2010 letter dated November 16, 2010. Board discussed the lack of vacant land sales in the Pochet area and sales submitted on 6 Nichols, 25 Gesner and 60 Tar Kiln.

Offer to Abate to \$525,200 Unanimous

Public documents: Office generated GIS TOPO map of subject, Subject PRC, Keys of sales in Pochet area 4556, 3498, 5770 and subject 3709

Exempt documents: Abatement and two Letters from owner

- 55-48 6 Alewife Rd – Tsoupelis....Assessed @ \$325,200
8 Alewife @ \$598,700

The owner claimed 6 Alewife is unbuildable because of wetlands. Comparable parcel at 12 Marshlane assessed (fy 2004) for \$135,000 because it is unbuildable which taxpayer claims is the case for 6 Alewife. The assessor presented a TOPO map showing the 10 foot elevation delineating the wetland area of 55-48 and the adjoining parcel of 8 Alewife. Assessors determined that this parcel should be combined with abutting 8 Alewife Way also owned by Tsoupelis for assessing purposes. Assessor presented the calculation that combining the two parcels results in a net reduction in value of \$273,200. Board agreed to combine both parcels for Fiscal 2013.

.Offer to Abate to \$273,200 Correction; Unanimous

Public documents: Office generated GIS TOPO map of subject, Subject PRC, Keys 4408, 4409 and PRC of 12 Marsh Lane. Assessors notes to combine value.

Exempt documents: Abatement and two Letters from owner.

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- 28-77 4 Rabbit Run – Schumacher....Assessed \$897,700

Applicant says “ paid full market value (asking price) on August 9, 2011 to the seller (The Cape Cod Five Cents Savings Bank, Trustee of the Herbert H. BierKan Revocable Living Trust Agreement). Board considered the sale from the bank. The assessor noted that because of tree growth the view has all but disappeared. Assessor had inspected property and determined that a view adjustment was appropriate. Board discussed value after view adjustment and the purchase from the bank (\$770,000). Board reviewed for key 1927, 1961, 1971 that had were submitted in the application.

Offer to Abate to \$770,000 Unanimous

Public documents: Office generated GIS TOPO map of subject, Subject PRC, Keys 1927, 1961, 1971.

Exempt documents: Abatement and two Letters from owner.

- 36-68 15 Country Crossing – Normandy....Assessed at \$784,900.

Per applicant “ House next door # 13 has tennis court, has been renovated in the last two years-has, 3 bay detached garage, has four bedrooms-we have 3; it also has seven rooms on the first floor and 3 bedrooms upstairs. I used to live there so I know I’m being over assessed.....”

Prior to meeting the assessor inspected exterior of both 15 and 13 Country Crossing. 15 Country Crossing appeared ok. Assessor reviewed most of the properties on Country Crossing and determined that they were equitable. However, 13 Country Crossing building quality and condition was adjusted. 13 Country Crossing was adjusted to make the subject and 13 Country Crossing more comparable.

Deny Unanimous

Public documents: Subject PRC 2808, Key 2807, 2811, 2810.

Exempt documents: Abatement.

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Board directed the assessor to ask Richard Dupont of 18 Sages Way for additional construction cost information. Abatement not reviewed by board. Unanimous

- 26-47-4
- 26-47-8 57 Rt 6a – Adams....

The assessor recommended consulting with Kapinos Inc. and request additional information in reference to sales and rents particularly in the subject complex before discussing the abatement. Unanimous

Board directed the assessor to set up a meeting with Joseph Haddad, 24 Snow Shore Road to discuss abatement on 1/25/12 @ 4:00. Unanimous

The following offers to abate from previous meetings were returned signed by taxpayers. The Board signed the offers without discussion and directed the Assessor to process the Abatement Certificates to the Tax Collector. Votes are as indicated.

74-46 32 John Kenrick Rd – Omeara...Abate to \$499,000 Unanimous. Tim signed application after earlier offer made by Nick Bono & Cindy Eagar.

30-23 24 Aspinet Rd – Hobbs....Abate to \$1,737,500 Unanimous. Nick signed application after earlier offer made by Tim Brady and Cindy ~~Eagar~~ *EAGAR*

33-46 21 Old Tote Rd – WoodburyAbate to \$148,900 Unanimous

44-64 6 Marsh Ln – Dutcher.....Abate to \$765,000 Unanimous

44-83 28 Sparrowhawk Rd – Mone.....Abate to \$882,500 Unanimous

31-8 50 Capt Linnell Rd – Farber.....Abate to \$775,000 Unanimous

41-65 20 Pond Rd – Braiewa....Abate to \$256,100 Unanimous

96-3 71 Tar Kiln Rd – Tassi.....Abate to \$707,200 Unanimous

43-62 24 Sea Mist Dr – Hevert....Abate to \$596,800 Unanimous

The Board agreed to hold their next meeting – January 25, 2012 @ 4:00pm.

Adjourned @ 6:30pm

Micah J. Gilmore, Recording Secretary

Revised minutes written by Assessor Kenneth J. Hull