

## ASSESSORS MEETING 4/2/19

Meeting of Board of Assessors at 1:00 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 1:00 p.m.

Assessor, Ms. Kominz made a motion to approve the following minutes of the Board of Assessors:

*March 5, 2019*

Assessor, Mr. Hennessey seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0.

The Board signed the following procedural documents:

Year 2019 Motor Vehicle Excise Commitment #2

Motor Vehicle Abatement Report for the month of March 2019

Real Estate Abatement Report for the month of March 2019

Mr. Josephson presented to the Board a new tax deferral application for their consideration. The applicants reside at 19 Sherburn Circle is requesting approval for the statutory Clause 41A Real Estate Tax Deferral Agreement for Quarter 4 only for fiscal year 2019.

Assessor, Mr. Hennessey made a motion to approve the applicant's Clause 41A Real Estate Tax Deferral Agreement for Quarter 4 only fiscal year 2019. Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0.

The Board and Mr. Josephson reviewed and discussed the following pending real estate abatement applications for fiscal year 2019:

7 Cutters Bluff (Map 47 Lot 19-20)

37 Hawthorne Lane (Map 57 Lot 19)

198 Newton Street (Map 33 Lot 14)

15 Pine Summit Circle (Map 26 Lot 93-62)

77 Westerly Road (Map 36 Lot 12)

1 Wits End Road (Map 61 Lot 115)

The Board and Mr. Josephson met with the property owner, Mr. Donnelly of 19 Pine Summit Circle regarding his fiscal year 2019 abatement application. The property was inspected by the office staff and members of the Board on March 25<sup>th</sup>.

In addition to the information provided to the Board in his abatement application, Mr. Donnelly emphasized four additional points to the Board in his contention the property is overvalued. The Board will further discuss Mr. Donnelly pending abatement application at their next meeting on April 23<sup>rd</sup>.

Assessor, Mr. Hennessey made a motion to approve the following fiscal year 2019 abatement application:

**7 Cutters Bluff** – as a result of the inspection of the property, make data corrections and change the percentage of completion of the new home effective as of June 30, 2018 from 100% to 82% complete. This is based on information received from both the building department and the developer. This will reduce the current assessed valuation of \$2,208,600 by an amount of \$163,200 to \$2,045,400.

The motion was seconded by Assessor, Ms. Kominz. After discussion, the Board voted in favor of the motion 3-0.

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Assessor, Mr. Hennessey made a motion to approve the following fiscal year 2019 abatement application:  
**37 Hawthorne Lane** – as a result of the inspection of the property, decrease the building overall condition from excellent to very good and make data corrections to the building . This will reduce the current assessed valuation of \$1,067,500 by an amount of \$32,500 to \$1,035,000.

The motion was seconded by Assessor, Ms. Kominz. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2019 abatement application:  
**198 Newton Street** – as a result of the inspection of the property, a water drainage issue was observed the land condition factor was accordingly reduced from 1.0 to .80, increase the building overall condition from average to good and make data corrections to the building. This will reduce the current assessed valuation of \$804,400 by an amount of \$99,000 to \$705,400.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2019 abatement application:  
**77 Westerly Road** – as a result of the inspection of the property, decrease the building grade from 8 to 7, decrease the building overall condition from very good to average and make data corrections to the building. This will reduce the current assessed valuation of \$1,426,100 by an amount of \$101,400 to \$1,324,700.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:  
**1 Wits End Road** – as a result of the inspection of the property, apply 20% functional obsolescence to the building for deferred maintenance, reduce the land condition factors for both CF1 & CF2 from 1.0 to .90 for wet lands, topography and shape, increase the building grade from 9 to 11, decrease the building overall condition from very good to average and make data corrections to the building. This will reduce the current assessed valuation of \$2,459,600 by an amount of \$326,500 to \$2,133,100.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Mr. Hennessey made a motion to adjourn. Assessor, Ms. Kominz seconded the motion. The Board voted in favor of the motion by a vote of 3-0.

The Board adjourned at 2:15 p.m.

**Next Meeting – Tuesday, April 23, 2018 at 6:45 pm**

Respectfully;

Eric R. Josephson, MAA  
Principal Assessor