

ASSESSORS MEETING 4/3/18

Meeting of Board of Assessors at 6:45 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz, Paul Zorfass and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 6:45 p.m.

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

March 6, 2018

Assessor, Mr. Hennessey seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 4-0.

The Board signed the following procedural documents:

Motor Vehicle Abatement Report for the month of March 2018

Real Estate Abatement Report for the month of March 2018

Year 2018 Motor Vehicle Excise Tax Commitment # 2

Year 2018 Motor Vehicle Excise Tax Commitment # 101

Mr. Josephson presented to the Board a new tax deferral application for their consideration. The applicant residing at 29 Beaver Road is requesting approval for the statutory Clause 41A Real Estate Tax Deferral Agreement for fiscal year 2018.

Assessor, Mr. Hennessey made a motion to approve the applicant's Clause 41A Real Estate Tax Deferral Agreement for fiscal year 2018. Assessor, Ms. Kominz seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0. (Assessor, Mr. Zorfass abstained from the vote)

Mr. Josephson and the Board reviewed the upcoming schedule for inspections of properties associated with fiscal year 2018 abatement applications.

The Board and Mr. Josephson reviewed and discussed the following pending real estate abatement applications for fiscal year 2018:

527 Boston Post Road (Map 27 Lot 15)
73 Chestnut Street (Map 32 Lot 2)
4 Fox Meadow Lane (Map 26 Lot 93-57)
459 Glen Road (Map 56 Lot 5)
147 Orchard Avenue (Map 58 Lot 7)
7 Overlook Drive (Map 13 Lot 119)

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:
527 Boston Post Road – as a result of the inspection of the property, apply 33% factor for physical depreciation as a result of the June 13, 2017 fire damage and make data corrections to the building. This will reduce the current assessed valuation of \$1,020,000 by an amount of \$182,800 to \$837,200.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 4-0.

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Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:
73 Chestnut Street – as a result of the inspection of the property, increase the functional obsolescence from 30% to 35% and make data corrections to the building. This will reduce the current assessed valuation of \$2,598,300 by an amount of \$281,500 to \$2,316,800.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 4-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:
4 Fox Meadow Lane – as a result of the inspection of the property, reduce the building grade from 14 to 13 and make data corrections to the building. This will reduce the current assessed valuation of \$1,998,400 by an amount of \$143,000 to \$1,855,400.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 4-0.

Assessor, Mr. Hennessey made a motion to approve the following fiscal year 2018 abatement application:
459 Glen Road – as a result of the inspection of the property, reduce the land condition factor from .80 to .70, increase the overall building condition from average to good and make data corrections to the building. This will reduce the current assessed valuation of \$888,800 by an amount of \$44,900 to \$843,900.

The motion was seconded by Assessor, Mr. Zorfass. After discussion, the Board voted in favor of the motion 4-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:
147 Orchard Avenue – as a result of the inspection of the property, decrease the overall building condition from very good to average and make data corrections to the building. This will reduce the current assessed valuation of \$1,337,200 by an amount of \$116,200 to \$1,221,000.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 4-0.

Assessor, Ms. Kominz made a motion to approve the following fiscal year 2018 abatement application:
7 Overlook Drive – as a result of the inspection of the property, reduce the land condition factor from 1.0 to .70, increase the overall building condition from average to good and decrease the building grade from 6 to 5. This will reduce the current assessed valuation of \$765,300 by an amount of \$173,900 to \$591,400.

The motion was seconded by Assessor, Mr. Zorfass. After discussion, the Board voted in favor of the motion 4-0.

Assessor, Ms. Kominz made a motion to adjourn. Assessor, Mr. Zorfass seconded the motion. The Board voted in favor of the motion by a vote of 4-0. The Board adjourned at 8:15 p.m.

Next Meeting – Tuesday, April 24, 2018 at 6:45 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor