

ASSESSORS MEETING 4/23/19

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:

April 2, 2019

Assessor, Mr. Hennessey 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).

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

135 North Avenue (Map 13 Lot 103)
284 North Avenue (Map 8 Lot 34)
290 North Avenue (Map 8 Lot 35)
75 Norumbega Road (Map 41 Lot 39)
27 Partridge Hill Road (Map 12 Lot 145)
15 Pine Summit Circle (Map 26 Lot 93-62)
99 Westcliff Road (Map 62 Lot 25)

The Board and Mr. Josephson met with the property owners, Mr. & Mrs. Derick of 27 Partridge Hill Road regarding their fiscal year 2019 abatement application. The property was inspected by the office staff and members of the Board on April 10th.

In addition to the information provided to the Board in their abatement application, Mr. & Mrs. Derick emphasized the addition started in 1994 is still not completed after all these years and is not expected to be completed in the foreseeable future.

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

27 Partridge Hill Road – as a result of the inspection of the property reduce the percentage of completion of the addition to 40% (total home is now 82% complete), increase the overall building grade from 10 to 12, apply 50% functional obsolescence to the building and make data corrections. This will reduce the current assessed valuation of \$1,622,500 by an amount of \$317,100 to \$1,305,400.

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 approve the following fiscal year 2019 abatement application:

15 Pine Summit Circle – as a result of the inspection of the property, decrease the overall building grade from 15 to 14. This will reduce the current assessed valuation of \$3,873,000 by an amount of \$354,700 to \$3,518,300.

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 2019 abatement application:

99 Westcliff Road – as a result of the inspection of the property, decrease the overall building grade from 19 to 17, reduce the overall building condition from good to average and make data corrections to the building. This will reduce the current assessed valuation of \$6,230,100 by an amount of \$1,483,500 to \$4,746,600.

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

Assessor, Ms. Kominz made a motion to adjourn. Assessor, Mr. Hennessey seconded the motion. The Board voted in favor of the motion by a vote of 4-0.

The Board adjourned at 9:10 p.m.

Next Meeting – Tuesday, May 7, 2019 at 6:45 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor