

Peter Barbieri, Chairman
John Cronin, Vice Chairman
Philip Waterman III, Clerk

Kathryn A. Peirce, M.A.A.
Linda Clifford, Assistant Assessor

**THE HOLLISTON ASSESSORS OFFICE
HOLLISTON TOWN HALL**

Minutes of Meeting Held: 03/11/2010

Meeting called to order at: 7:00p.m.

Attendees: P. Barbieri **X**, J. Cronin **_**, P. Waterman **X**

Other: K. Peirce, L. Clifford

Meeting Adjourned at: 8:20p.m.

- Board approved Conference Registration form for Northeastern Regional Association of Assessing Officers on May 23-26 for Kathy Peirce in the amount of \$195.
- Board approved Abatement Report dated 03/10/2010 in the amount of \$1334.25.
- BOA reviewed Real Estate Abatement Applications #17 & 18. Properties are vacant residential building lots. Lots affected by wetlands, warranting a 5% reduction and they have no septic systems, warranting a \$25,000 or 12% reduction. Board granted these adjustments for new values of \$181,000 for application #17 and \$180,600 for application #18. All in favor.
- BOA reviewed Real Estate Abatement Application #22. Property had not been inspected for ten years due to owners' refusal to allow assessor in. Property inspected in March 2010. Condition warranted a reduction from good condition to average-good. Two sales in 2008 support the reduced value. Board granted abatement to \$318,700.
- BOA reviewed Real Estate Abatement Application #25. Property hadn't been inspected in eight years. Inspected February 2010. Inspection warranted a lowering of the condition from average to fair-average. Also age of house was incorrect. These changes lowered value to \$245,900. Board granted this abatement. All in favor.
- BOA reviewed Real Estate Abatement Application #27. Computer error caused this property to have two residences listed on his record. Duplication residence and its value needs to be removed. This reduced the value to \$340,300. All in favor.
- BOA reviewed Real Estate Abatement Application #37. Property was inspected. Age of house was wrong; the number of baths was wrong. Correction for these errors reduced the value to \$318,900. Board granted this abatement. All in favor.
- BOA reviewed Real Estate Abatement Application #151. There were some measurement errors that were corrected. These changes lowered the value to \$540,600. Board granted the abatement. All in favor.

- BOA reviewed Real Estate Abatement Application #23. Property inspected in February 2010. The excess land is affected by wetlands, but inspection found additional finished basement and two extra fixtures. The net impact would be an increase in value. Board denied the application. All in favor.
- BOA approved Meeting Minutes of 02/24/2010. All In favor.
- Board reviewed the Omitted Assessments Report Form 63. There were four properties that had a computer error that erased the prime lot from the property record. This form corrects for those errors. Board approved these changes. All in favor.
- BOA reviewed Real Estate Abatement application #112. This is a vacant lot that is part of the commercial property at 779 Washington St. Value increased significantly this year. Land should be valued as part of main property at 779 Washington, which was valued on the income approach. Contributing value of this lot is reduced to \$9,900. Abatement granted. All in favor.
- BOA reviewed Real Estate Abatement Application #113. Rents and expenses applied in income approach were inconsistent with those used for comparable downtown commercial properties. Rents and expenses were adjusted and new value is \$593,500. All in favor.