

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: 03/24/2010

Meeting called to order at: 7:45a.m.

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

Other: K. Peirce, L. Clifford

Meeting Adjourned at: 8:55a.m.

- Board approved Meeting Minutes of 03/17/2010. All in favor.
- Board reviewed a table of Appellate Tax Board abatement liabilities prepared by Kathy. This table shows the Town's liability to pay abatements from the Town Overlay Account. This table shows outstanding liabilities for telecommunication, utilities and real property. The net surplus is \$6482.32, but the Board has not yet reviewed almost half of the FY 10 abatement applications. The Board concluded that there are no available funds to be released from the Overlay Account. The Board instructed Kathy to provide the table to the Finance Committee.
- Board reviewed spreadsheets prepared by Kathy on sales and values of houses valued at greater than \$500,000. Spreadsheets showed 2008 and 2009 sales with their assessment to sales ratios and valuation details of high-end properties.
- BOA approved Motor Vehicle and Excise Tax Abatement Report for 03/17/10 to 03/23/10 in the amount of \$2647.21.
- BOA approved Abatement Report dated 03/17/10 showing Real Estate and CPA abatements totaling \$2688.38.
- BOA approved Earnings Worksheet for pay period ending 03/26/10.
- Board approved Elderly 41C exemption application #23.
- BOA reviewed Real Estate Abatement application #14. Property had been listed as two full stories, but it's a Cape style and story height was adjusted to 1.5 stories. Also, smaller finished basement was lowered to average. These changes lowered the values to \$505,100. Board granted the abatement. All in favor.
- Board reviewed Real Estate Abatement application #21. Property was valued at 100% complete and owners said only 70% complete as of June 30th. Didn't receive Occupancy Permit until September. Building Dept. records indicated approximately 75% complete. Reducing the % complete to 75% reduces the value to \$532,600. Board granted the abatement. All in favor.

- Board reviewed Real Estate Abatement applications #233, 234, 235. These parcels of vacant land are impacted by wetlands and topography. Owner is requesting that the lots be combined for tax purposes. Next year lots will be combined for tax purposes. Land was under agreement for sale to be developed with senior housing, but sale fell through when market changed. Zoning still in place to allow senior housing. Adjusting for the impact of wetlands and topography on the development potential of the lots reduces the values to \$208,700 for application #234, \$106,500 for application #235 and \$37,000 for application #233.