

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: 04/07/2010

AS AMENDED

Meeting called to order at: 7:50a.m.

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

Other: L. Clifford, *K Peirce*

Meeting Adjourned at: 9:10 a.m.

- Board approved Earnings Worksheet for pay period ending 04/09/10.
- Board approved Report of Abatements dated 04/01/10 for the period of 03/31/10-03/31/10 in the amount of \$61.25.
- BOA reviewed Real Estate Abatement Application #304. This value was affected by the Effective Year Built (EYB) chart error. Board granted abatement to a new value of \$318,900. All in favor.
- BOA reviewed Real Estate Abatement Application #319. This value was affected by the Effective Year Built (EYB) chart error. Board granted abatement to a new value of \$352,800. All in favor.
- BOA reviewed Real Estate Abatement Application #299. This value was affected by the Effective Year Built (EYB) chart error. Board granted abatement to a new value of \$308,600. All in favor.
- BOA reviewed Real Estate Abatement Application #28. This is a condo unit that has regularly had water leakage and mold issues. Condition should be reduced due to this ongoing problem. Board granted an abatement to \$89,800. All in favor.
- BOA reviewed Real Estate Abatement Application #166. This condo unit has some mold, but not significant. Owner believed her financial situation warranted an abatement. Board denied. All in favor.
- BOA reviewed Real Estate Abatement Application #188. Sales presented by owner are not applicable. Board denied abatement. All in favor.
- BOA reviewed Real Estate Abatement Application #16. Owner raised issue of wetlands on the property. Adjusting for wetlands to the residual land reduces the value to \$379,300. All in favor.

- BOA reviewed Real Estate Abatement Application #118. Inspection showed finished basement is less than shown in our records. Exterior measurement is incorrect and bathrooms are dated. Adjusting for these changes produces an abated value of \$351,600. All in favor.
- BOA reviewed Real Estate Abatement Application #170. Property previously had two houses on one lot and now have been subdivided and sold. Inspection showed that condition and grade should be lowered. Abated value is \$257,300. All in favor.
- BOA approved meeting minutes of March 31, 2010. John and Peter in favor. Phil abstained.
- BOA approved Veteran's exemption application #62.
- BOA approved abatement report dated 04/01/10 in amount of \$1281.74.
- BOA discussed Real Estate Abatement Application #139. *Property owner* requested a meeting with the Board. Owner did not provide comparables and did not allow an interior inspection. Interior was last inspected in 2002. *The property owner* joined the meeting at 8:30AM. *The property owner* questioned why the house value increased. Mr. Barbieri stated that an addition and a pool were added to the property since our last inspection. Mr. Barbieri explained the valuation process. *The property owner* didn't believe his property was worth what we valued it as. Also concerned with increasing tax burden. Reviewed the factual details of the house. Finished living area was slightly less according to *the property owner*, but his measurements are from the interior. Our measurements are required to be exterior measurements. *The property owner* requested that in the future no one from the Assessors' Office come onto his property without his prior consent. Board will review his information and make a decision next meeting.
- BOA discussed Real Estate Abatement Application #23. Board had previously reviewed this application and denied the application. Owner requested a meeting with the Board. A meeting will be scheduled.