

Peter Barbieri, Chairman
John Cronin, Vice Chairman
Brian Loughlin, Clerk

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

**THE HOLLISTON ASSESSORS OFFICE
HOLLISTON TOWN HALL**

Minutes of Meeting Held: 05/2/2013

Meeting called to order at: 8:05a.m.

Attendees: P. Barbieri X, J. Cronin _, B. Loughlin X
Other: L. Caron

- BOA discussed Real Estate Abatement application #186—applicant is questioning being assessed \$24,000 higher for a 3 car attached garage vs. 3 car under garage. Ms. Caron will schedule a meeting with the Board.
- BOA discussed Real Estate Abatement application #59—changed condition to AG per Ms. Caron's inspection. Reduced value to \$286,100. B. Loughlin moved to approve new value, P. Barbieri second. Vote 2-0 in favor.
- BOA discussed Real Estate Abatement application #189. Ms. Caron inspected and noted change in heating system, not having 2 fireplaces and 72 square feet smaller. Value changed from \$435,000 to \$387,100 after corrections. B. Loughlin moved to approve reduced value, P. Barbieri second. Vote 2-0 in favor.
- BOA discussed Real Estate Abatement application #54. P. Barbieri researched Army Corps of Engineers map of property. He reported that that impact of easement and wetlands does not meet criteria.
- BOA discussed Real Estate Abatement application #151. Corrected factual data reduced value by \$112,600. Motion by B. Loughlin, second by P. Barbieri, to approve new value. Vote 2-0 in favor.
- BOA discussed Real Estate Abatement application #163. Reviewed applicant's claim that his 2 bedroom home is over valued. All agreed bedroom count was not affecting value. P. Barbieri asked Ms. Caron to research the issue of changing effective age issue and report to Board next week.
- BOA discussed Real Estate Abatement application #168. Recommendation is to deny based on a review of sales. Motion by B. Loughlin to deny, second by P. Barbieri. Vote 2-0 to deny.
- BOA discussed Real Estate Abatement application #170. Corrected square footage and change in condition reduces value by \$35,300. Motion by B. Loughlin, second by P. Barbieri, to approve reduced value. Vote 2-0 in favor.

- BOA discussed Real Estate Abatement application #171. Corrected date changes value to \$382,500. Motion by B. Loughlin, second by P. Barbieri, to approve. Vote 2-0 in favor.
- BOA discussed Real Estate Abatement application #172. Reviewed applicant's appraisal and sales. Motion by B. Loughlin, second by P. Barbieri, to deny. Vote 2-0 to deny.
- BOA discussed Real Estate Abatement application #173. Reviewed applicant's argument. Motion by B. Loughlin, second by P. Barbieri to deny. Vote 2-0 to deny.
- BOA discussed Real Estate Abatement application #179. Data corrections were made and changed the condition to AG, per L. Carons recommendation. Motion by B. Loughlin, second by P. Barbieri to approve changes. Vote 2-0 to approve.
- BOA approved Motor Vehicle Excise Tax Report in the amount of \$1,621.25.
- BOA approved Real Estate Abatement Report in the amount of \$39,104.33.
- BOA approved Payroll for weeks ending 05/3/2013 and 04/26/2013.
- BOA discussed Real Estate Abatement application #187. The applicant's comps were not comparable to the property. The comps L. Caron presented support the current assessment. Motion by B. Loughlin, seconded by P. Barbieri to deny. Vote 2-0 to deny.
- BOA discussed Real Estate Abatement application #196. The Board will grant a 5% discount on prime lot for the septic system easement in favor of the fire station. Motion by B. Loughlin, second by P. Barbieri to approve. Vote 2-0.
- Motion by B. Loughlin to adjourn at 9:10am, second by P. Barbieri. Voted 2-0

Respectfully submitted

B. Loughlin