



Approved: 10/31/2017

Holliston Board of Assessors
October 17, 2017
8:00 am Selectmen's meeting room #105

The meeting of the Board of Assessors was called to order at 8:00 am. Present were John Cronin, Chair; Mary Greendale, Vice-chair; Peter Barbieri, Clerk; Kathryn Peirce, Principal Assessor.

The Board acted on the following:

- Signed Bob Bushway Expenses \$332.00
- Signed Susan Woodrow Expenses \$58.10
- Signed Bob Bushway Expenses \$575.00
- Signed report of MV abatement \$1762.41
- Signed Weekly Payroll 10/20/17

K. Peirce reviewed Crestview Condos years 2016 and 2017 sales. Median 2016 sales .93 average 25 to 32% value change based on the market.

Motion P. Barbieri, Second M. Greendale to approve Crestview values.

VOTE 3-0.

Signed Agricultural applications 17 and 18.

Motion P. Barbieri, Second M. Greendale to approve.

VOTE 3-0.

Reviewed Regency 2 Sales 2017

Increase \$185.00 to \$200 psf. Based upon/year sales 8%. Median .99.

Motion P. Barbieri, Second M. Greendale to approve Regency values.

VOTE 3-0.

Reviewed Windsor Condominium properties; based on valid 2016 sales the median is .92. resulting in a 2-3% value change.

Motion P. Barbieri, Second M. Greendale to approve Windsor Condominium (Oakridge) values.

VOTE 3-0.

Reviewed Burnap Sales. No sales 2016 or 2017.

Comparable to Regency. K. Peirce will review at 8% similar to Regency.

M. Greendale left the meeting.

Reviewed Balancing Rock. Two sales 1.02 and .95 Ratio. No sales 2017 to date: question is the effect of Holliston Woods sales.

Motion P. Barbieri, Second J. Cronin to leave Balancing Rock values as is, (no change).

VOTE 2-0. (M. Greendale out)

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Reviewed Garrett condominium sales; there were 10 in 2016. The Ratio for new values is .96. Range from .86 to 1.02
Motion P. Barbieri, Second J. Cronin to approve 2-3% increase in cost per square foot and 4-5% decrease in location
adjustment previously implemented.
VOTE 2-0. (M. Greendale out)

Reviewed Holliston Woods; there were 14 2016 sales. Valuation Median ratio is .94.
Motion P. Barbieri, Second J. Cronin to approve values per 10-2-17 schedule for Holliston Woods analysis FY 18,
VOTE 2-0. (M. Greendale out)

Reviewed Kathryn and 17Windsor condominiums. One sale from 2017, .87 median. Increase 6%. ASR .92.
Motion P. Barbieri, Second J. Cronin to approve 17Windsor and Kathryn 6% increase
VOTE 2-0. (M. Greendale out)

Reviewed Prospect (18 – 20), similar to newer condo that will go online in 2019 on Washington St. The per square foot
rate reduced to \$200 from \$210 based on review of condo documents that indicated different square footage for the
units. Motion P. Barbieri, Second J. Cronin to approve Prospect St condos at given rate.
VOTE 2-0. (M. Greendale out)

M. Greendale returned to the meeting.

445-447 Concord, 118-120 Ashland, and 51-53 High St. reviewed. Similar condo duplexes. Price per square foot voted to
be \$200 for fy18.
Motion P. Barbieri, Second J. Cronin to approve.
VOTE 3-0.

100 Washington St. Value at \$265.00 psf a 1% increase.
Motion P. Barbieri, Second J Cronin to approve \$265 psf.
VOTE 3-0.

Motion P. Barbieri, Second J Cronin to approve condominium statistics.
VOTE 3-0.

Meeting adjourned at 9:05 am.
All in favor 3-0

Respectfully submitted,

Peter Barbieri, Clerk