



Approved: 2/27/2018

Holliston Board of Assessors
February 20, 2018
8:00 am Selectmen's Meeting Room #105

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

The Board acted on the following:

- Signed Motor Vehicle Abatement Report for the Town Accountant records in the amount of \$290.30 and \$621.25.
- Signed Motor Vehicle Abatement Report in the amount of \$50.00.

Motion by P. Barbieri Second M. Greendale to approve CPA Application #28.

VOTE: 3-0 to approve.

Motion by P. Barbieri Second M. Greendale to approve Meeting Minutes of 02/13/18 with a correction (VOTE 3-0).

VOTE: 3-0 to approve.

K. Peirce reported on Brookside South. Planning Board approval requires a bond for the road. Construction was approved by the Planning board in December of 2016. Additional information on cost for discounts to follow.

K. Peirce reported on Fafard Development. 13 full value lots filed on 12. She reported on Real Estate Abatement Application #53, Concord Street. House was demolished. Vacant land as of 7/1/17, no building value. Land value only \$170,400. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #54. House was complete on July 1, 2017. Home is on the market for \$596,990. Current value is \$514,100. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Applications #43, 44, 45, 46, 47, 48, 49, 50, 51, and 52. The roadway is in place with utilities. All are under construction within an area where lots are already developed. Motion by P. Barbieri, Second by M. Greendale to deny all.

VOTE: 3-0 to deny all above applications.

The Board reviewed Real Estate Abatement Application #19. Homeowner unwilling to schedule an interior inspection. Increase this year of 14% for building, 4% increase in land, overall increase of 10%. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #67. There was a 27% increase on all units. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #27. New construction, home was purchased in 2016 for \$528,895. Current value is \$495,700. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #34. No permit on lot as of 07/01/17. There was a change of lot lines. Remove the house value of \$460,900. New value should be land only. Motion by P. Barbieri, Second by M. Greendale to change value to land only, \$220,200.

VOTE: 3-0 to change value to land only \$220,200.

The Board reviewed Real Estate Abatement Application #35. Purchase price was \$720,000 in 11/2016. After inspection there was a correction in the unfinished attic area square footage resulting in a value change of \$21,100. Motion by P. Barbieri, Second by M. Greendale to establish new value of \$645,600.

VOTE: 3-0 to approve new value of \$645,600.

The Board reviewed Real Estate Abatement Application #36. Purchase price was \$860,000 in 06/2016. Current value is \$829,000. Inspection and data confirm the value. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #42. Two dwellings on the same lot. 2017 inspection resulted in an increase of 70%. Family sale, \$453,000. Motion by P. Barbieri, Second by M. Greendale to deny.

VOTE: 3-0 to deny.

The Board reviewed Real Estate Abatement Application #62. Inspection resulted in a removal of a fireplace in the amount of \$8,559. Home purchased in 09/2017 for \$560,160. Motion by P. Barbieri, Second by M. Greendale to reduce the value to \$573,900.

VOTE: 3-0 to approve new value of \$573,900.

Meeting adjourned at 8:20 am.

All in favor 3-0

Respectfully submitted,
Peter Barbieri, Clerk