



Approved: 4/6/18

Holliston Board of Assessors
March 6, 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, Mary Greendale, Vice-chair; Peter Barbieri, Clerk; Kathryn Peirce, Principal Assessor and Kelly Schorr, Assistant Assessor.

The Board acted on the following:

- Signed Supplemental Bill for 27 Hanlon Road.
- Signed Report of Real Estate Abatements and Exemptions in the amount of \$4,014.65.
- Signed Motor Vehicle Excise Tax Abatements in the amount of \$336.57 and \$3,998.25.
- Signed MLS Invoice in the amount of \$87.00.
- Signed Weekly Payroll for the week ending 03/09/18.
- Signed WCAA Spring Symposium invoice in the amount of \$40.00
- Signed MAAO/NRAAO Spring Meeting and USPAP Book invoice in the amount of \$400.

Motion by P. Barbieri, second by M. Greendale to approve Meeting Minutes of 10/31/17, 12/5/17, 01/2/18, 01/30/18, 02/6/18 and 02/27/18.

VOTE: 2-0 to approve.

Motion by P. Barbieri, second by M. Greendale to approve Veteran Exemption Application #57.

VOTE: 2-0 to approve.

The Board reviewed Real Estate Abatement Application #4. Sold in 2017 for \$1,150,000. Current value is \$1,362,000. Adjustment of rent of \$5 per square foot for upper and lower levels. New value of \$1,240,000. Motion by P. Barbieri, second by M. Greendale to establish a new value of \$1,240,000.

VOTE: 2-0 to approve new value of \$1,240,000.

The Board reviewed Real Estate Abatement Application #14, 15, 16, 17 and 18 (a subdivision). The applicant claims cost to build exceed the value. Application #15 current value is \$91,400. Developable lot with discounts. Motion by P. Barbieri, second by M. Greendale to deny.

VOTE: 2-0 to deny.

Application #16 current value is \$600. Open space. Motion by P. Barbieri, second by M. Greendale to deny.

VOTE: 2-0 to deny.

Application #17 current value is \$13,000. Also open space. Motion by P. Barbieri, second by M. Greendale to deny.

VOTE: 2-0 to deny.

Application #18 current value is \$4,600. Also open space. Motion by P. Barbieri, second by M. Greendale to deny.

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VOTE: 2-0 to deny.

Application #14. Developable lot. Establish a 40% discount. New value of \$93,400. Motion by P. Barbieri, second by M. Greendale to establish a new value of \$93,400.

VOTE: 2-0 to approve new value of \$93,400.

The Board reviewed Real Estate Abatement Application #58. Property was purchased in May of 2017 for \$520,000. It is a Tax Exempt entity. Motion by P. Barbieri, second by M. Greendale to exempt the real estate taxes.

VOTE: 2-0 to exempt the Real Estate taxes.

The Board reviewed Real Estate Abatement Application #29. The recent inspection resulted in corrections and changes in the basement grade, no heat and access is through the garage. The finished basement grade changed to Fair-Poor and resulted in a decrease of value by \$8,300. Motion by P. Barbieri, second by M. Greendale to decrease the value by \$8,300.

VOTE: 2-0 to approve decrease in value of \$8,300.

The Board reviewed Real Estate Abatement Application #70. Question as to the land area. The owner denied access to the dwelling. The Assessor will continue to review the land issue.

The Board reviewed Real Estate Abatement Application #72. The inspection resulted in change in Condition from G to AG. Also cost to replace failed septic is \$40,000. The Assessor will adjust for the septic Cost to Cure.

The Board reviewed Real Estate Abatement Application #92. Will hold until the next meeting.

The Board reviewed Real Estate Abatement Application #94. The Inspection resulted in corrections to the square footage. Value should be reduced by \$37,000. Motion by P. Barbieri, second by M. Greendale to decrease value by \$37,000.

VOTE: 2-0 to approve decrease in value by \$37,000.

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Meeting adjourned at 8:53am.

All in favor 2-0

Respectfully submitted,

Peter Barbieri, Clerk