

Minutes

Board of Assessors

Room 105

Friday, April 28

5:00 PM

The meeting convened at 5:07 PM. Present were Mary Greendale, chair, Jeffrey Marshall and Stephen Wang. Staff: Kevin Rudden.

1. Kevin Rudden noted that Abatement Application #32 was withdrawn by the property owners and thus did not need to be considered by the board.
2. Kevin Rudden recommended denying Abatement Application #20, saying he had inspected the property with the owner, who thought the assessment covered just one of his buildings, not both of them. Once he understood the bill covered both buildings, he no longer had any issues with his valuation.

Jeffrey Marshall made a motion, seconded by Stephen Wang, to deny the application. The motion carried 3-0-0.

3. The board discussed Abatement Application #28 for 899 October Hill Road. Noting that the building's assessed value had been increased by \$3,225,000 – which covered the depreciated value of the \$4,555,000 build-out as marijuana cultivation facility, Kevin Rudden suggested reducing the value back to its 2022 valuation of \$7,108,500.

Board members said the average increase for commercial/industrial properties in Fiscal Year 2023 should be applied to that 2022 value, which resulted in a total FY 2023 land/building assessment of \$9,208,878. The original assessment was \$20,940,000.

Jeffrey Marshall made a motion, seconded by Stephen Wang, to reduce the assessment to \$9,208,878. The motion carried 3-0-0.

4. The board next discussed Abatement Applications #31 (Real Estate) and PP-2 for 465 Hopping Brook Road.

Kevin Rudden said Jimmy Kane had forwarded a revised Form of List showing which items were non-taxable, which reduced the taxable Personal Property to \$1,583,595. The original assessment was \$6,875,070. Jeffrey Marshall made a motion, seconded by Stephen Wang, to reduce the Personal Property assessment to \$1,583,595. The motion carried 3-0-0.

In terms of the request to reduce the Real Estate assessment, board members came to a consensus based on: the \$12,500,000 listed on the original building permit, minus the amount the board approved for Personal Property, plus the \$3 million purchase price for the land. Based on this, the board arrived at a final figure of \$13,000,000.

Jeffrey Marshall made a motion, seconded by Stephen Wang, to reduce the real Estate assessment from \$15,277,500 to \$13,000,000. The motion carried 3-0-0.

Jeffrey Marshall made a motion at 6:06 PM, seconded by Stephen Wang, to adjourn the meeting. The motion carried 3-0-0.