

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

Kathryn A. Peirce, M.A.A.  
Donald Clarke, Assistant Assessor

**THE HOLLISTON ASSESSORS OFFICE  
HOLLISTON TOWN HALL**

Minutes of Meeting Held: 10/28/14

Meeting called to order at: 8:00a.m.

Attendees: B. Loughlin A, P. Barbieri X, J. Cronin X

Other: K. Peirce, Staff; Owner of 35 Courtland Pines

- BOA signed Weekly Payroll for week ending 10-26-14.
- BOA signed Motor Vehicle Abatement Report dated 10-21 to 10-27-14 totalling \$1,328.75.
- Board met with owner of 35 Courtland Pines regarding Supplemental Tax bill. There has been a reduction in square footage from 3384 to 1986. Owner acknowledged he did not allow entry. Board advised that there is no statutory authority to abate beyond 30 day period. Owners belief is that the Town stole money by using fraudulent data and that data could have been obtained from Bld. Dept. Board advised policy is to inspect properties, we do not rely upon building plans which may not be completed as per plan or percentage of completion not 100%. Inspection needed to confirm work and quality. Owner advised he will never allow entry and Board should not try to get entry. Owner advised he had appraisal at \$448,000. Board advised to file an abatement in January with a copy of the appraisal and board will review it and adjust as appropriate. Letter goes with about process.
- BOA reviewed condo values for 17 Windsor. Unit B, a basement unit condo sale price in 2013 of \$111,000. At ratio of 93 percent with the square foot value of \$130.00. The sale price is \$140/sf. This is an increase from \$113.00. Inspection of 12 Kathryn and 17 Windsor unit B to be completed.
- BOA reviewed 111 sales at Kathryn Lane. One sale was a bulk sale of three buildings for \$1,024,000, apportioned unit pricing would be \$341,300. The current assessed value is \$120/sf, the sale price/unit would be \$126/sf. 15 Kathryn sold individually for unit \$363,700 current assessment is \$342,000 which is \$127/sf. The sale price/sf is \$130/sf. The ratios on both the income estimate and the fy14 assessed values are between .97 and 1.00.
- BOA reviewed Garrett analysis without affordable at 95% with \$200 per sq ft and \$237 per sq ft interior. Motion by J. Cronin, second by P. Barbieri to approve Garrett values based on \$200 per sq ft and \$237 per sq ft interior. Vote 2-0.
- Motion by P. Barbieri, second by J. Cronin to approve minutes of 10-21-14. Vote 2-0 in favor.
- Meeting adjourned at 9:00a.m.

Respectfully Submitted,  
Peter Barbieri, Clerk