

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

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

**THE HOLLISTON ASSESSORS OFFICE
HOLLISTON TOWN HALL**

Minutes of Meeting Held: 01/20/2015

Meeting called to order at: 8:00am

Attendees: P. Barbieri X, B. Loughlin X

Other: K. Peirce, D. Clarke

- BOA signed CPA Exemption Application #38.
- BOA signed Senior Surviving Spouse Exemption Application #17.
- BOA denied Senior Surviving Spouse Exemption Application #4.
- BOA signed Personal Property Omitted Assessments in the amount of \$2348.41.
- BOA signed the Expense Report for D. Clarke in the amount of \$165.76.
- BOA signed Motor Vehicle Excise Tax Abatement Report dated 01/6/15 & 01/13/15. In the amount of \$1415.00.
- BOA signed a letter to be sent to the resident of 35 Courtland Pines.
- The Board reviewed Personal Property Abatement Application #17. Inspection was completed of the equipment and the list was reviewed. New is \$20,080. Motion by P. Barbieri, seconded by B. Loughlin to approve the new value of \$20,080. Vote 2-0
- The Board reviewed Personal Property Abatement Application #31. New information provided on the date of acquisition and manufacturing of equipment. New value is \$61,397. Motion by P. Barbieri, second by B. Loughlin to approve the new value of \$61,397. Vote 2-0.
- The Board reviewed Personal Property Abatement Application #19. Changes to the size of equipment, lease not ownership and totals for the equipment results in a new value of \$20,926. Motion by P. Barbieri, second by B. Loughlin to approve the new value of \$20,926. Vote 2-0.
- The Board reviewed Real Estate Abatement Application #4. Parcel was billed as Chapter Land. Value is correct at \$29,100. Motion by P. Barbieri, second by B. Loughlin to deny due to the fact the value and bill are correct.

- The Board reviewed Real Estate Abatement Application #7. The Building value increased by 25%. Sale on Shaw Farm 1239sq feet with 630sq feet of basement. The resident has 1592sq feet, 1107 up from 752. Sale price is \$355,000. Subject value is \$369,900. Value in range based on sales. Motion by P. Barbieri, second by B. Loughlin to deny. K. Peirce will review neighborhood if values should increase again due to basement square footage increase.
- The Board reviewed Real Estate Abatement Application #9. The owner refused an inspection. Claims the house needs work. The comps given are 2014 sales. It is the largest house in the neighborhood and also has 1005sq feet of finished basement. Motion by P. Barbieri, second by B. Loughlin to deny.
- The Board reviewed Real Estate Abatement Application #18. The property was inspected. Older home, lack of maintenance, condition is changed from A to FA. The new value is \$725,800. Motion by P. Barbieri, second by B. Loughlin to approve the new value of \$725,800. Vote 2-0.
- The Board reviewed Real Estate Abatement Application #29. The house was totally renovated. Question is to the % completion, given 100% at time of the inspection. Small portion of the house not complete. K. Peirce to provide new information on % complete and to any change in the condition.
- The Board reviewed Real Estate Abatement Application #32. Owner claims impacted by CVS and Nicks. No sales to reflect commercial impact. House is in good condition. Motion by P. Barbieri, second by B. Loughlin to deny application. Vote 2-0.
- Motion by P. Barbieri to approve Meeting Minutes of 01/13/2015, second by B. Loughlin. Vote 2-0.
- Meeting adjourned at 9:00am

Respectfully Submitted,
Peter Barbieri

