



Approved: 11/13/2019, 11/21/2019

Holliston Board of Assessors  
November 07, 2019  
8:00 am Selectmen's Meeting Room #105

The meeting of the Board of Assessors was called to order at 8:00 am. Present were: Peter Barbieri, Clerk, Mary Greendale, Chair, Lesley Kennally, Vice Chair, and Kathryn Peirce, Principal Assessor

The Board acted on the following:

- Signed a Weekly timesheet for 11/8/2019 in the amount of \$3,712.73
- Signed a Weekly timesheet for 11/1/19 in the amount of \$3,635.42
- Signed Report of Abatement in the amount of \$162.50
- Signed Report of Abatement in the amount of \$735.32
- Signed Report of Abatement in the amount of \$3,014.69
- Signed Report of Motor Vehicle Abatements in the amount of \$6,755.41
- Signed Notice of Commitment 2012 Recommit #203, 204, & 205 in the amount of \$200.00
- Signed Notice of Commitment 2013 Recommit #206 in the amount of \$93.75
- K. Peirce reviewed Apartment Income Analysis – Kathryn Reports, \$1300 Returns & Sales.
  - 2018/2019 - \$495,000 - \$500,000
  - Proposed Value \$465,500.00
  - \$1300.00 for 2 bedroom, \$1000.00 for 1 bedroom
  - North Mill & Hargraves \$1200 for 2 bedroom, \$1000 for 1 bedroom
  - Jennings \$1250 for 2 bedroom
  - Across Town \$1000.00 1 bedroom
  - Across Town \$1200 to \$2000 depending on quality & location.
- Motion P. Barbieri, Second L. Kennally, to approve apartment schedule 11/5/2019
  - VOTE: 3-0
- Motion P. Barbieri, Second L. Kennally, to approve minutes of 11/4/2019
  - VOTE: 3-0
- Condo Review – Sales Ratio 90% all condo's
- Brooksmont to be reviewed
- Crestview – 3 sales decrease in value 1% to be reviewed
  - 5% average ok. To Review V grade.
- Holliston Woods New Sales (26)
- End of year sales policy is to reduce Sale Values to meet Sales Quota. 2018 Sale closer in some cases.
  - Changes in Value 4% to 20% established 97 median.
  - Analysis ok.
- Garett Sales within range no change

Balenin Ranch – 3 sales recommit

7% new values below sales price ok.

Burnap - 2 sales – 1 adjusted factor other sale equal to FY19 Value. No change.

Regency – 2 Sales 1 adjust factor other sales – 87% 10% increase recommit 7%

Windsor – 2 Sales 185,000 average

FY 19 Value 127,000. Ok.

The meeting adjourned at 9:10am.

Respectfully Submitted,

Peter Barbieri