

ASSESSORS MEETING 2/4/20

Meeting of Board of Assessors at 6:45 P.M. Present were Assessors, Gary Koger, John Hennessey, Paul Zorfass and Principal Assessor, Eric Josephson.

Chairman, Gary Koger called the meeting to order at 6:45 p.m.

Assessor, Mr. Hennessey made a motion to approve the following minutes of the Board of Assessors:

January 7, 2020

Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0.

The Board signed the following procedural documents:

Year 2020 Motor Vehicle Excise Tax Commitment # 1

Year 2019 Motor Vehicle Excise Tax Commitment # 7

Year 2019 Motor Vehicle Excise Tax Commitment # 8

Report of Real Estate Abatements/Exemptions for the month January 2020

Motor Vehicle Abatement Report for the month January 2020

Mr. Josephson reported the 2020 Annual Town Caucus will be held on Tuesday, March 10, 2020 at 7:00 PM at the Town Library. The terms of John Hennessey and Tamilyn Liesenfeld are expiring this election year.

Mr. Josephson presented to the Board the proposed Fiscal Year 2017 final settlement of the pending Appellate Tax Board case for the real estate property located at 75 Norumbega Road. Mr. Josephson indicated he is recommending the final settlement of \$9,601,600 in assessed valuation to the Board based on the recent Appellate Tax Board cases regarding the valuation methodology of nursing homes. Mr. Hennessey made a motion to reduce the assessed valuation of 75 Norumbega Road for fiscal year 2017 from \$11,332,200 by an assessed valuation of \$1,730,600 to a final settlement assessed valuation of \$9,601,600. Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by vote of 3-0.

Mr. Josephson presented to the Board the proposed Fiscal Year 2018 final settlement of the pending Appellate Tax Board case for the real estate property located at 75 Norumbega Road. Mr. Josephson indicated he is recommending the final settlement of \$8,021,400 in assessed valuation to the Board based on the recent Appellate Tax Board cases regarding the valuation methodology of nursing homes. Mr. Hennessey made a motion to reduce the assessed valuation of 75 Norumbega Road for fiscal year 2018 from \$11,332,200 by an assessed valuation of \$3,310,800 to a final settlement assessed valuation of \$8,021,400. Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by vote of 3-0.

Mr. Josephson updated the Board on the status of the real estate and personal abatement requests for Fiscal Year 2020. He reported a total of 16 abatement applications were received this fiscal year by the due date of February 3, 2020.

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The Board and Mr. Josephson briefly reviewed the Excel spreadsheet listing of the 16 abatement applications under appeal for fiscal year 2020. Mr. Josephson will schedule appointments with the property owners in coordination with the Board members available schedules.

The Board and Mr. Josephson reviewed and discussed the following pending personal property abatement applications for fiscal year 2020:

- Advance Acceptance (Account # 9131)
- PNC Equipment Finance LLC (Account # 9174)

Mr. Josephson indicated Advance Acceptance has no assets in Weston for fiscal year 2020. He is recommending the Board abate in full the assessed valuation of \$6,300.

Assessor, Mr. Hennessey made a motion to approve the following fiscal year 2020 abatement application:

Advance Acceptance— based on Mr. Josephson recommendation to abate in full the assessed valuation in the amount of \$6,300. This will reduce the current assessed valuation of \$6,300 by an amount of \$6,300 to \$0.

The motion was seconded by Assessor, Mr. Zorfass. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Mr. Hennessey made a motion to deny the following fiscal year 2020 abatement application:

PNC Equipment Finance LLC

The motion was seconded by Assessor, Mr. Zorfass. After discussion, the Board voted in favor of the motion 3-0.

Assessor, Mr. Zorfass made a motion to adjourn. Assessor, Mr. Hennessey seconded the motion. The Board voted in favor of the motion by a vote of 3-0.

The Board adjourned at 7:55 p.m.

Next Meeting – Tuesday, March 3, 2020 at 6:45 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor