

ASSESSORS MEETING 3/3/2020

Meeting of Board of Assessors at 6:45 P.M. Present were Assessors, Gary Koger, John Hennessey, Phyllis Kominz (via conference call), 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:

February 4, 2020

Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by a vote of 3-0. Ms. Kominz did not vote on the motion.

The Board signed the following procedural documents:
Motor Vehicle Abatement Report for the month of February 2020
Real Estate Abatement Report for the month of February 2020
Personal Property Abatement Report for the month of February 2020

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

470 Conant Road (Map 3 Lot 28)
89 Jericho Road (Map 22 Lot 51-75)
75 Norumbega Road (Map 41 Lot 39)
103 Walker Street (Map 32 Lot 12)

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

470 Conant Road – as a result of the inspection of the property, reduce the building grade from 9 to 8, reduce the overall building condition from very good to good and make data corrections to the building. This will reduce the current assessed valuation of \$1,033,700 by an amount of \$89,000 to \$944,700.

The motion was seconded by Assessor, Ms. Kominz. After discussion, the Board voted in favor of the motion 3-0. Mr. Hennessey abstained from the vote.

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

89 Jericho Road – as a result of the inspection of the property, reduce the building overall condition from excellent to very good. This will reduce the current assessed valuation of \$661,300 by an amount of \$40,500 to \$620,800.

The motion was seconded by Assessor, Mr. Hennessey. After discussion, the Board voted in favor of the motion 3-0. Ms. Kominz did not vote on the motion.

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

75 Norumbega Road - Mr. Josephson indicated his recommendation to the Board is to reduce the current assessed valuation by an amount of \$3,091,100. This recommendation is on the basis of recent Appellate Tax Board cases regarding the valuation methodology of nursing homes. This will reduce the current assessed valuation of \$10,309,900 to \$7,218,800.

Assessor, Mr. Zorfass seconded the motion. After discussion, the Board voted in favor of the motion by vote of 3-0. Ms. Kominz did not vote on the motion.

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

103 Walker Street – as a result of the inspection of the property, reduce the land assessing neighborhood from 14 to 13, reduce the building grade from 13 to 12, reduce the overall building condition from excellent to very good and make data corrections to the building. This will reduce the current assessed valuation of \$2,618,600 by an amount of \$327,600 to \$2,291,000.

The motion was seconded by Assessor, Mr. Zorfass. After discussion, the Board voted in favor of the motion 3-0. Ms. Kominz did not vote on the motion.

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. Ms. Kominz did not vote on the motion.

The Board adjourned at 8:30 p.m.

Next Meeting – Tuesday, June 9th at 2:30 pm

Respectfully;

Eric R. Josephson, MAA
Principal Assessor