

Board of Assessors Meeting
Thursday, March 6, 2014 @ 6:00 pm
Meier Room, Abington Town Hall

Present: Ann Welch, interim member
Michael Steen interim member
Jack Pistorino, Deputy Assessor
Jodie Hurst, Recorder

The meeting was called to order at 6:01pm.

The Deputy Assessor suggested a motion to re-organize and select a chairperson. After some discussion Michael Steen nominated Ann Welch as chair.

VOTE: Motion by Michael Steen, seconded by Ann Welch to nominate Ann Welch as chair. 2-0 vote in favor.

Ann Welch accepted the nomination.

The following documents were signed: excise end of month, monthly excise, and two excise denials.

Two 41C exemptions and one 17D exemption were granted; the accompanying certificates were signed. The Assessors office maintains a listing of all exemptions granted.

Deputy Assessors Report:

- Zoning Board of Appeals packet/agenda was given to the Board.
- The Board of Assessors meeting schedule was discussed. The Deputy Assessor indicated that since it is abatement season, possible additional meetings will have to occur. A supplemental meeting will be tentatively scheduled for March 20th at 6pm.
- Information/documentation for new Board members was supplied. The Board was supplied with: a copy of the Municipal Calendar (produced by the Department of Revenue- DOR), the new officials finance forum handbook (DOR), and Abington's exemption brochure. The Board was also given the documentation/website information from the Division of Local Services (DLS) as well as information on their training seminars. All Board members must be certified by the DLS/DOR within two years of official appointment.

Old/New Business:

- Overlay: The Deputy Assessor gave a brief overview of the overlay. The overlay is a reserved amount of money, which is used to fund abatements and exemptions granted in each given fiscal year. The Board of Assessors are the only ones who can set the starting balance of this fund, and they are the only ones who can release funds if a surplus is declared.
 - The Deputy Assessor informed the Board that the property values for all cities/towns in Massachusetts are reported to the DOR every year, and must be certified by the DOR prior to tax bills being issued.
 - Exemptions may be granted to an individual, provided they meet certain criteria (i.e., blind, widowed, over 70, disabled veteran, etc.)
 - The abatement process ensures that taxpayers have recourse if they feel their valuation is not correct, and are due a refund.
- Appellate Tax Board (ATB): If a taxpayer does not agree with a decision made by the Board of Assessors with regards to their exemption or abatement, they may file paperwork with the ATB. The applicant and Deputy Assessor will prepare paperwork and their case will be heard in Boston.
 - The Deputy Assessor informed the Board that most of the outstanding commercial cases are in the process of being settled.

VOTE: Motion by Ann Welch, seconded by Michael Steen to enter into executive session for the purpose of discussing and acting on exemption and/or abatement applications and not to return to open session. Decisions will be recorded at the end of the open session minutes. 2-0 vote in favor. A roll-call vote was taken to enter executive session.

Open session adjourned at 6:45pm.

Please see below for the results of executive session

The following real estate abatement applications were granted during executive session:

Map	Lot	Address	Owner	Assessed Value	Adjusted Value	Reason
15	40 A	0 Groveland St	Town of Abington	\$6,500	\$0.00	Data correction
32	95	40 Pilgrim St	Loughlin, Thomas & Rosanna	\$357,700	\$345,100	Data correction
30	19 U303	303 Thayer St	Messikian, Laurie	\$218,500	\$207,500	Data correction
43	5 X	640 Hancock St	Dianne M Hatch Investment Tr	\$208,900	\$204,900	Data correction
53	262	19 North Ave	G & R Realty Trust	\$274,900	\$218,100	Data correction
20	25	497 Linwood St	Monteiro, Raquel	\$575,100	\$567,700	Data correction

The following real estate abatement applications were denied during executive session:

Map	Lot	Address	Owner
24	108	255 Centre Ave	S & K MacLeod Realty, LLC
50	3	0 Chestnut St	Absolute Builders LLC
31	145	6 Colburn Ln	Cicci, Vincent J III & Amy
45	4	29 Adley Dr	Morefield, Elaine

The following personal property abatement applications were granted during executive session:

Account	Address	Owner	Assessed Value	Adjusted Value	Reason
110770	12 Pine St	Harrison & Associates	\$2,500	\$0.00	Data correction
110940	524 Washington St	Benefit AssociateTax Services, Michael Cunningham	\$1,700	\$0.00	Data correction
107700	Various locations	ADT Security	\$22,200	\$0.00	Data correction

The following personal property abatement application was denied during executive session:

Account	Address	Owner
110610	200 Wales St	AdvoLaw PC

Minutes Exhibit list

Date of Meeting: March 6, 2014

Item #	Description	Availability/Location
1	Agenda	Assessors Office
2	December Overlay	Assessors Office
3	Zoning Board packet/info	Zoning Admin. Assistant
4	Municipal Calendar	Dept. of Revenue website
5	New Officials Finance Forum Handbook	Dept. of Revenue website
6	Exemption brochure	Assessors Office
7	Classification workshop information	Dept. of Revenue website