

**Minutes of the Board of Assessors
Meeting of June 28, 2007**

A meeting of the Board of Assessors was held on Thursday, June 28, 2007 in the Auditorium at City Hall. The meeting was called to order at 8:15 AM by Chair, Marylou Blaisdell.

Members Present

Marylou Blaisdell Kevin Moriarty Dominic D'Antoni

Assessing Staff Present

Angelo Marino Robert Lakeman Gary Turgiss Louise Brown
Cheryl Walley

Minutes of the Meeting:

Minutes for the meeting held on June 14, 2007 were approved unanimously.

MOTION BY Kevin Moriarty to go into non-public session.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

MOTION BY Kevin Moriarty to come out of non-public session.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

MOTION BY Marylou Blaisdell to seal the minutes of this non-public session.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

Appointments: 8:30 – Ms. Barbara Theberge, 2007 Disabled Exemption

Ms. Theberge was advised that the Board has reviewed all the material presented and asked Ms. Theberge the reason for this late filing. Ms. Theberge explained to the Board her extreme medical problems and advised this was the reason she was unable to file timely.

Regarding the late filing of Ms. Barbara Theberge's 2007 application for a disabled exemption for the property located at 7 Bradford Street, the Board made the following motion:

MOTION BY Marylou Blaisdell to accept the late filing and approve this 2007 application for a disabled exemption due to accident, mistake or misfortune.

SECONDED BY Dominic D'Antoni.

MOTION CARRIED unanimously.

Appointment: 8:45 – Mr. Lionel Boutin, 2007 Elderly Exemption

Mr. Boutin was advised that the Board has reviewed all the material presented and asked Mr. Boutin the reason for the late filing. Mr. Boutin explained to the Board his extreme medical problems and advised this was the reason he was unable to file timely.

Regarding the late filing of Mr. Lionel Boutin's 2007 application for an elderly exemption for the property located at 330 West Hollis St., the Board made the following motion:

MOTION BY Kevin Moriarty to accept the late filing and approve this 2007 application for a disabled exemption due to accident, mistake or misfortune.

SECONDED BY Dominic D'Antoni.

MOTION CARRIED unanimously.

Appointment: 9:00 – Mr. Kevin Wire, 2007 Elderly Exemption

Mr. Wire was advised that the Board has reviewed all the material presented and asked Mr. Wire the reason for the late filing. Mr. Wire explained to the Board his extreme medical problems and advised this was the reason he was unable to file timely.

Regarding the late filing of Mr. Kenneth Wire's 2007 application for an elderly exemption for the property located at 12 Ledgewood Hills Dr., Unit 302, the Board made the following motion:

MOTION BY Dominic D'Antoni to accept the late filing and approve this 2007 application for an elderly exemption due to accident, mistake or misfortune.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Abatement Requests Presented:

Approvals/denials are available in the Assessor's Office.

Chief Assessor Angelo Marino referred the Board to several abatements on residential properties which are being presented for approval and one which is presented for denial. These are abatements that have had corrections made to the assessing data as a result of an inspection. If after the data changes were made, there was no change to the assessment then the abatement would be recommended for denial.

Deputy Assessor Robert Lakeman referred to five abatements on multi-family properties being presented for approval. Mr. D'Antoni asked which method is used, cost or income approach, to arrive at the proposed assessment. Mr. Lakeman answered that it is based on market value which is arrived at through analyses of sales per square foot. Mr. D'Antoni asked how the market value is determined if there have been no sales of similar properties. Mr. Lakeman answered that we have not had that problem, but in the event that there were no sales we would then rely on the cost or income approach. When asked about the equity of assessments if only those filing abatements have their assessments lowered, the Board was advised that this is something that is addressed with a periodic city-wide update of assessments. Mr. Marino advised that in the time period between updates, if it is found we have misinterpreted the market and can show the assessments in a particular area are incorrect, the assessments in this area would be adjusted for the next tax bill.

Regarding the packets the Board received for today's appointments, Ms. Blaisdell requested that in the future the social security numbers of the exemption applicants be blacked out before being mailed to the Board members. It was agreed that this information will be blacked out for future mailings. The Board was also advised that the information provided with the applications for exemptions or credits is held in strict confidence and kept separately from our public files.

Ms. Blaisdell advised she will not be available for the July 26th meeting and asked if there will be one meeting in July and one meeting in August as in past summers. It was decided that the first meeting in July, scheduled for July 12, will be held and the second meeting, scheduled for July 26th will be cancelled. The two August meetings will remain as scheduled.

MOTION BY Marylou Blaisdell to adjourn at 9:15 AM.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Transcribed by
Cheryl Walley
Department Coordinator