

**Executive Session Minutes**  
**Town of Montague Assessors' Department**  
1 Avenue A (2<sup>nd</sup> Floor), Turners Falls, MA  
February 11, 2015

Members Present: Paul Emery, Betty Waidlich, Teresa Miner  
Staff Present: Barbara Miller, Director of Assessing  
Meeting convened 3:42 p.m.

- Person

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- Abatements

The following abatements were all based on changes which were picked up during cyclical inspections. Ms. Arruda notified the owners that the valuation would decrease based on the inspection and informed them that they could file for an abatement.

- **Parcel Id 05-0-100, 12 Thirteenth Street** – Motion made by Ms. Waidlich to abate \$17,800 from the original value of \$140,800 making the adjusted value \$123,000. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-346, 100 High St.** – Motion made by Ms. Waidlich to abate \$15,500 from the original value of \$188,400 making the adjusted value \$172,900. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-063, 23 X Street**, – Motion made by Ms. Waidlich to abate \$22,700 from the original value of \$145,500 making the adjusted value \$122,800. Second by Ms. Miner, vote unanimous.
- **Parcel Id 10-0-099, 61 Montague St.** – Motion made by Ms. Waidlich to abate \$16,300 from the original value of \$181,600 making the adjusted value \$165,300. Second by Ms. Miner, vote unanimous.
- **Parcel Id 09-0-030, 23 O Street**, – Motion made by Ms. Waidlich to abate \$7,300 from the original value of \$122,500 making the adjusted value \$115,200. Second by Ms. Miner, vote unanimous.
- **Parcel Id 29-0-111, 28 Bridge Street**, – Motion made by Ms. Waidlich to abate \$48,000 from the original value of \$296,400 making the adjusted value \$248,400. Second by Ms. Miner, vote unanimous.

The following abatements were all based on changes due to Chapter 61A application.

- **Parcel Id 46-0-014, Wendell Road**, – Motion made by Ms. Miner to abate \$50,100 from the original value of \$56,600 making the adjusted Chapter 61A value \$6,499. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-015, Wendell Road**, – Motion made by Ms. Miner to abate \$17,617 from the original value of \$18,500 making the adjusted Chapter 61A value \$883. Second by Ms. Waidlich, vote unanimous.

- **Parcel Id 46-0-016, Wendell Road**, – Motion made by Ms. Miner to abate \$67,328 from the original value of \$98,100 making the adjusted Chapter 61A value \$30,772. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-024, Wendell Road**, – Motion made by Ms. Miner to abate \$94,807 from the original value of \$96,500 making the adjusted Chapter 61A value \$1,693. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-026, Wendell Road**, – Motion made by Ms. Miner to abate \$74,918 from the original value of \$75,500 making the adjusted Chapter 61A value \$582. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-030, Wendell Road**, – Motion made by Ms. Miner to abate \$32,998 from the original value of \$36,700 making the adjusted Chapter 61A value \$3,702. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-078, Wendell Road**, – Motion made by Ms. Miner to abate \$90,822 from the original value of \$92,000 making the adjusted Chapter 61A value \$1,178. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 46-0-072, Wendell Road**, – Motion made by Ms. Miner to abate \$87,383 from the original value of \$97,500 making the adjusted Chapter 61A value \$10,117. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 47-0-022, Wendell Road**, – Motion made by Ms. Miner to abate \$46,297 from the original value of \$246,200 making the adjusted value \$199,903. Second by Ms. Waidlich, vote unanimous.

#### Additional Abatements

- **Parcel Id 52-0-094, 176 Ripley Road**, – Ms. Miller explained to the Board that the conference center installed a lift which was originally picked up as an elevator. The abatement represents the difference in valuation when correctly listing the lift. Motion made by Ms. Miner to abate \$34,800 from the original value of \$510,800 making the adjusted value \$476,000. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 04-0-0231, 117 L Street**, – Ms. Miller explained that the property was purchased on June 2, 2014 and the owner took out a building permit the same day. According to the property owner the building had been gutted prior to 6/30/2014. Ms. Arruda had inspected the property in August and it was obvious the property had been previously gutted and a substantial amount of work completed since. Based on her August observations the building value as of 6/30/2014 will be changed to 62% complete for FY2015. The value will increase for FY2016. Motion made by Ms. Miner to abate \$22,400 from the original value of \$96,000 making the adjusted value \$73,600. Second by Ms. Waidlich, vote unanimous.
- **PP Account #837, AT&T Mobility II, LLC**, – Ms. Miller explained that there was a merger and this personal property account should have been deleted. Motion made by Ms. Miner to abate \$15,240 from the original value of \$15,240 making the adjusted value \$0. Second by Ms. Waidlich, vote unanimous.

Meeting Adjourned 4:02 p.m.

*Barbara Miller*

Respectfully submitted,

Barbara Miller  
Director of Assessing

*OK for partial release  
ANDERSON*

Minutes approved

*[Signature]*