

Executive Session Minutes
Town of Montague Assessors' Department
1 Avenue A (2nd Floor), Turners Falls, MA
March 16, 2015

Members Present: Paul Emery, Betty Waidlich, Teresa Miner
Staff Present: Barbara Miller, Director of Assessing
Meeting convened 3:50 p.m.

- Per [REDACTED]

- **Abatements**

- **Parcel Id 53-0-061, 155 East Chestnut Hill Road** – Ms. Miller explained to the board about the research she did for the Town Planner when he questioned her, on behalf of a group of people, regarding valuation for underserved areas of town. The planner had provided a map indicating the areas of town which do not have access to high speed internet. Most of those properties are in the Rural Average neighborhood (NB) code and the one street that was in the Rural Good NB code is going to be getting cable soon. The reduced land value of the Rural Average NB code accounts for the reduction in market value due to not having access to high speed internet.
Motion made by Ms. Waidlich to deny. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-001, 77 Eleventh Street**– Ms. Miller visited the property, which is currently vacant and changed the building type from Lodge (which was based on a prior use) to Garage which is the most likely use of the property and added office space to the sub area detail. She also changed the grade of the bathroom and removed the fence from the yard items.
Motion made by Ms. Waidlich to abate \$21,000 from the original value of \$109,600 making the adjusted value \$88,600. Second by Ms. Miner, vote unanimous.
- 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 04-0-0201, 65 Fifth Street**– Motion made by Ms. Miner to abate \$7,000 from the original value of \$179,600 making the adjusted value \$172,600. Second by Ms. Waidlich, vote unanimous.
 - **Parcel Id 05-0-029, 29 G Street**– Motion made by Ms. Waidlich to abate \$18,500 from the original value of \$186,100 making the adjusted value \$167,600. Second by Ms. Miner, vote unanimous.
 - **Parcel Id 05-0-061, 56 and 54 Eleventh Street**– Motion made by Ms. Waidlich to abate \$12,400 from the original value of \$184,500 making the adjusted value \$172,100. Second by Ms. Miner, vote unanimous.

- **Parcel Id 05-0-104, 106 G Street**– Motion made by Ms. Waidlich to abate \$20,500 from the original value of \$175,100 making the adjusted value \$154,600. Second by Ms. Miner, vote unanimous.
- **Parcel Id 05-0-106, 103 G Street**– Motion made by Ms. Miner to abate \$18,900 from the original value of \$163,100 making the adjusted value \$144,200. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 06-0-010, 94 K Street**– Motion made by Ms. Waidlich to abate \$4,700 from the original value of \$159,300 making the adjusted value \$154,600. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-200, 22 High Street** – Motion made by Ms. Waidlich to abate \$15,500 from the original value of \$161,900 making the adjusted value \$146,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-301, 88 High Street** – Motion made by Ms. Waidlich to abate \$26,700 from the original value of \$209,600 making the adjusted value \$182,900. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-213, 19 Stevens Street** – Motion made by Ms. Waidlich to abate \$9,700 from the original value of \$151,100 making the adjusted value \$141,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 09-0-048, 142 Montague City Road**– Motion made by Ms. Miner to abate \$4,500 from the original value of \$132,500 making the adjusted value \$128,000. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 09-0-063, 168 Montague City Road**– Motion made by Ms. Miner to abate \$23,300 from the original value of \$207,000 making the adjusted value \$183,700. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 15-0-0065, 20 Morris Avenue** – Motion made by Ms. Miner to abate \$18,900 from the original value of \$175,000 making the adjusted value \$156,100. Second by Ms. Waidlich, vote unanimous.
- **Parcel Id 15-0-0159, 24 Vladish Avenue** – Motion made by Ms. Waidlich to abate \$41,600 from the original value of \$135,100 making the adjusted value \$93,500. Second by Ms. Miner, vote unanimous.
- **Parcel Id 36-0-089, 8 Turner Street** – Motion made by Ms. Waidlich to abate \$5,800 from the original value of \$101,200 making the adjusted value \$95,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 29-0-105, 9 Grand Avenue**– Motion made by Ms. Waidlich to abate \$8,100 from the original value of \$144,400 making the adjusted value \$136,300. Second by Ms. Miner, vote unanimous.
- **Parcel Id 29-0-104, Grand Avenue**– Motion made by Ms. Waidlich to abate \$1,100 from the original value of \$19,400 making the adjusted value \$18,300. Second by Ms. Miner, vote unanimous.

Meeting Adjourned 4:26 p.m.

Respectfully submitted,

Barbara Miller

Barbara Miller
Director of Assessing

Minutes approved

[Signature]

ok for partial release. AnnCenzano