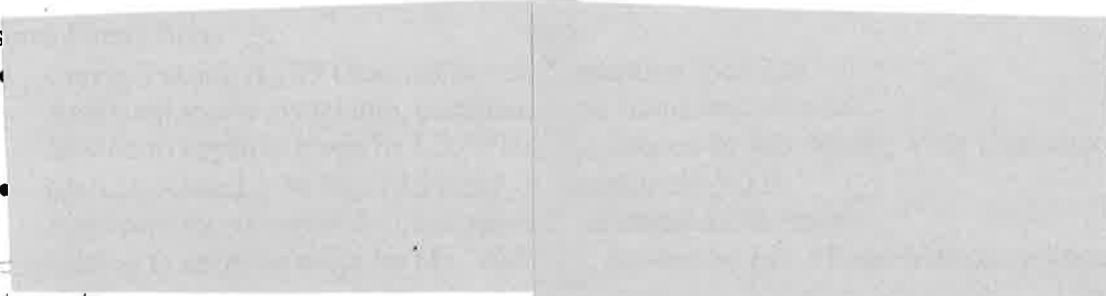


**Executive Session Minutes**  
**Town of Montague Assessors' Department**  
1 Avenue A (2<sup>nd</sup> Floor), Turners Falls, MA  
March 2, 2015

Members Present: Paul Emery, Betty Waidlich, Teresa Miner  
Staff Present: Barbara Miller, Director of Assessing  
Meeting convened 3:45 p.m.

- Pers



- Abatements

- **Parcel Id 39-0-61A, 479 Turners Falls Road**– Ms. Miller stated that she had reviewed the appraisal submitted with the abatement application. She indicated that the two of the sale comps were sales not falling within the time frame used for FY2015 valuations, two of the comps were nearly 100 years older than the subject, and there was no adjustment made for the subject parcel being more than an acre while the comps were one fifth and one half of an acre. Ms. Arruda inspected the subject property and made adjustments to kitchen, baths and overall condition, reducing the value. Ms. Miller provided a comp with a sale date falling within the parameters for FY2015 valuations and after accounting for differences in the properties i.e. no basement, electric heat and no garage the adjusted values of the two properties are very close but not as low as the applicant's opinion of value. Motion made by Ms. Waidlich to abate \$20,200 from the original value of \$270,000 making the adjusted value \$249,800. 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 05-0-004, 31 Eleventh Street** – Motion made by Ms. Waidlich to abate \$5,000 from the original value of \$129,400 making the adjusted value \$124,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 05-0-010, 7 H Street** – Motion made by Ms. Waidlich to abate \$16,600 from the original value of \$129,300 making the adjusted value \$112,700. Second by Ms. Miner, vote unanimous.
- **Parcel Id 05-0-055, 73 G Street** – Motion made by Ms. Waidlich to abate \$7,400 from the original value of \$105,000 making the adjusted value \$97,600. Second by Ms. Miner, vote unanimous.
- **Parcel Id 05-0-064, 60 G Street** – Motion made by Ms. Waidlich to abate \$9,200 from the original value of \$140,400 making the adjusted value \$131,200. Second by Ms. Miner, vote unanimous.
- **Parcel Id 05-0-085, 3 Twelfth Street** – Motion made by Ms. Waidlich to abate \$6,900 from the original value of \$143,600 making the adjusted value \$136,700. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-096, 143-145 Seventh Street** – Motion made by Ms. Waidlich to abate \$66,800 from the original value of \$292,100 making the adjusted value \$225,300. Second by Ms. Miner, vote unanimous.

- **Parcel Id 06-0-109, 42 Prospect Street** – Motion made by Ms. Waidlich to abate \$23,900 from the original value of \$135,800 making the adjusted value \$111,900. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-141, 42 Central Street** – Motion made by Ms. Waidlich to abate \$4,900 from the original value of \$131,200 making the adjusted value \$126,300. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-142, 55 Park Street** – Motion made by Ms. Waidlich to abate \$24,100 from the original value of \$144,100 making the adjusted value \$120,000. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-161, 18 Park Street** – Motion made by Ms. Waidlich to abate \$13,200 from the original value of \$140,600 making the adjusted value \$127,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-224, 102 K Street** – Motion made by Ms. Waidlich to abate \$17,000 from the original value of \$149,700 making the adjusted value \$132,700. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-246, 6 Burnett Street** – Motion made by Ms. Waidlich to abate \$9,400 from the original value of \$156,300 making the adjusted value \$146,900. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-300, 84 High Street** – Motion made by Ms. Waidlich to abate \$5,200 from the original value of \$198,200 making the adjusted value \$193,000. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-270, 8 Stevens Street** – Motion made by Ms. Waidlich to abate \$6,500 from the original value of \$215,100 making the adjusted value \$208,600. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-334, 12 Avenue C** – Motion made by Ms. Waidlich to abate \$5,800 from the original value of \$176,000 making the adjusted value \$170,200. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-271, 6 Stevens Street** – Motion made by Ms. Waidlich to abate \$28,500 from the original value of \$216,000 making the adjusted value \$187,500. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-262, 10 Stevens Street** – Motion made by Ms. Waidlich to abate \$7,100 from the original value of \$145,500 making the adjusted value \$138,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-291, 18 Crocker Avenue** – Motion made by Ms. Waidlich to abate \$4,200 from the original value of \$217,400 making the adjusted value \$213,200. Second by Ms. Miner, Mr. Emery informed the board that the owner of this property was his cousin. The board acknowledged this and determined the Mr. Emery capable of making an unbiased decision. Vote unanimous.
- **Parcel Id 06-0-345, 96 High Street** – Motion made by Ms. Waidlich to abate \$13,900 from the original value of \$169,800 making the adjusted value \$155,900. Second by Ms. Miner, vote unanimous.
- **Parcel Id 09-0-015, 32 O Street** – Motion made by Ms. Waidlich to abate \$14,500 from the original value of \$164,500 making the adjusted value \$150,000. Second by Ms. Miner, vote unanimous.
- **Parcel Id 06-0-347, 104 High Street** – Motion made by Ms. Waidlich to abate \$6,900 from the original value of \$180,100 making the adjusted value \$173,200. Second by Ms. Miner, vote unanimous.
- **Parcel Id 09-0-018, 24 O Street** – Motion made by Ms. Waidlich to abate \$11,100 from the original value of \$119,700 making the adjusted value \$108,600. Second by Ms. Miner, vote unanimous.

- **Parcel Id 09-0-032, 31 O Street** – Motion made by Ms. Waidlich to abate \$7,500 from the original value of \$152,900 making the adjusted value \$145,400. Second by Ms. Miner, vote unanimous.
- **Parcel Id 19-0-78, 19 Sherman Drive** – Motion made by Ms. Waidlich to abate \$10,800 from the original value of \$187,100 making the adjusted value \$176,300. Second by Ms. Miner, vote unanimous.
- **Parcel Id 52-0-125, 143 West Chestnut Hill Road** – Motion made by Ms. Waidlich to abate \$4,800 from the original value of \$219,500 making the adjusted value \$214,700. Second by Ms. Miner, vote unanimous.

Meeting Adjourned 4:15 p.m.

Respectfully submitted,

Barbara Miller  
Director of Assessing

Minutes approved

A handwritten signature in black ink, appearing to be 'L. J. ...', written over the text 'Minutes approved'.

*ok for partial release. AnnCenzano*