

Executive Session Minutes
Town of Montague Assessors' Department
1 Avenue A (2nd Floor), Turners Falls, MA
February 12, 2018

An Executive Session meeting of the Montague Board of Assessors was held on Monday, February 12, 2018. Assessors present: Chairman Paul Emery, Teresa Miner, Ann Cenzano and Karen Tonelli, Director of Assessing.

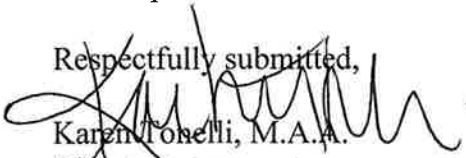
The meeting was called into executive session at 4:00 p.m. upon a Motion that was made and seconded. Roll Call was taken and the results were as follows: Paul Emery "yea" Teresa Miner "yea" Ann Cenzano "yea". The Board members reviewed and took action on the following matters:

Hallmark Imaging Inc. Parcel ID 17-0-031: Michael Peltier, owner, submitted an application seeking a reduction of the assessed value on this building which is located at 253 Millers Falls Road. It has been mostly vacant since his digital photography business closed 5 years ago. He has been actively trying to sell the building since and he provided copies of real estate listing agreements. The first listing was dated December, 2010. He has dropped the sale price several times and is now asking \$599,500.00. The FY2018 assessment is \$1,185,500.00. Karen inspected the building with the owner on January 31, 2018 and found it to be a one story, concrete framed building in good condition containing 30,420 sf. It has a flat roof with some leaks and is on a slab concrete foundation. It has concrete roof "tresses" and some walls are made from concrete. The building was built in 1968 specifically for photography development use and contains office space, many small rooms used as dark rooms as well as a large area for machinery. The room layout is very choppy and the design is somewhat outdated. The owner stated that he has had several interested buyers who indicated that the layout and the size of the building did not suit their needs and backed out. The wall height is too low for use as warehouse/storage space. There were several errors on the property card that were noted and corrected. Our PRC indicated the floor height was 24' – it is 12'. The PRC also indicated it was a two story structure. After some discussion, it was determined that the building was sound and built well but had major obsolescence issues with the layout of rooms which, with the concrete walls, makes it difficult to renovate for most light industrial uses. The Board voted to reduce the assessment to \$693,600.00.



at 4:25 p.m.

Respectfully submitted,


Karen Tonelli, M.A.A.
Director of Assessing



ok for partial release - Ann Cenzano