

MINUTES OF A MEETING
MONTAGUE BOARD OF ASSESSORS

Montague Town Hall - 1 Avenue A Turners Falls, MA

July 29, 2024

A meeting of the Montague Board of Assessors was held on July 29, 2024. Assessors present: Chair Ann Cenzano, Ann Fisk, Rebecca Sabelawski and Karen Tonelli.

The meeting was called to order at 9:33 a.m.

Reviewed and signed MVE #4 for 2024 excise taxes. Also approved a recommitment of excises taxes for 2013. The Board signed monthly summary of abatements/exemptions issued in June as well as a summary from January 2024 that was missed.

The Assessors discussed the neighborhood inspection that was done on Crocker, High, Marshall, Charron, Stevens, Montague St, Burnett and a portion of Davis. Similarities in house styles, grade and condition were reviewed for consistency.

At the request of the taxpayer, the board reconsidered the abatement request for property located at 26 Millers Falls Road. The taxpayers submitted a Comparative Market Analysis prepared by Joseph Adams as well as an excel spreadsheet detailing average sale prices and the purported adjustment due to the condition of the neighboring property. The market report indicates an average sale price of 354,400 for the residence which is significantly less than the current assessed value of \$247,500. The excel spreadsheet provided by the taxpayer showed an anticipated adjustment to the sale price of \$50,000 however it was difficult to see how that figure was computed. The Board also reviewed previous ATB decisions regarding "eye sores" of abutting properties. The Board voted to make no change from the prior decision. Karen will notify the taxpayers of this and remind them of the appeal date.

At the request of the taxpayer, the Board reconsidered the abatement request submitted by 108 Properties LLC. Oliver Miller recently provided income and expense data for 33 Third St which had not been provided thru the 38D request. Upon review of this data, the board voted to approve a reduction of the assessment at this property of \$29,500.

The Assessors voted to accept the above average FVAC values for FY2025.

The Board voted to waive the personal property taxes for the closed business known as Between the Uprights.

Next meeting to be held on Monday August 19, 2024 at 3:30 p.m.

Meeting adjourned at 10:46 a.m.

Submitted by,

Karen M. Tonelli, M.A.A.

List of Documents

Monthly summaries

Correspondence from Ella Ingraham d 7/8/24

DLS FVAC for Fy25 notification

FY25 I& E Listings