

Assessment Board of Appeals

April 4, 2022

Assessors: Pete Castelli ,Kenneth Kerns, William Donahue

Meeting called to order at 5:20 p.m.

Deliberations took place on April 5

Time	Applicant, Parcel ID & Address, Appraised Value	Deliberation	Decision
5:26 p.m.	Veronica A. Ketch Parcel ID 015-0006-17 17 Jobs Gate 1 Summer Cottage; residence hasn't changed. ½ bath; basement not accessible from house; There is a room downstairs Increased \$20,000 and she can't understand it	Owner's Estimate Value \$61,250 They don't own the land. <b>Voted unanimously to change assessment from \$105,000 to \$73,500</b>	<b>Final Assess.\$73,500</b>  <b>Grade C-</b>
<b>No Show</b>	Michael & Linda Micowski Parcel # 015-0018 54 Jobs Gate 2	2021 GL Appraised \$161,500 Assessment \$161,500 Owner's Estimate Value \$120,000	<b>No Show</b>
6:01 p.m.	Benjamin Srb Parcel 024-0010-6 90 Jobs Gate III Appealed 2 properties of 20 Condo; has bylaws; no short-time rentals, if more than 2 BR's get permission. No Air B&B. Not desirable side. Can't sell for that number. Has designated use line. It is one parcel. It is still one lot. His is higher than all the others. It is not the same value as a normal road. Hse on Carousel Dr. is valued less than Ben's. Started building in '07; Took many years to complete.	<b>Assessors unanimously agreed to no change</b>	<b>No Change</b> <b>7:00 p.m. 4-5-22</b>

<p>6:12 p.m.</p>	<p>Benjamin Srb Parcel 101-0003 139 West Cotton Hill Rd. Unique property. Driveway is a road; discontinued improperly. Tried to discontinue in 80's. As it now stands, town will not admit they own it and neither will Ben. He has to maintain it. New assessment went up \$25,960. It was just built; they denied his appeal. He wants house value brought down not the land; Ritch already did that. Put 18 acres in 490. Kept about 4 acres around the house. There were 2 discontinuations; the other was done properly.</p>	<p style="text-align: center;"><b>Assessment \$273,270 Unanimously signed by all assessors 7:05 p.m. 4-5-22</b></p>	<p style="text-align: center;"><b>Assessment changed to \$240,580</b></p>
<p>6:45 p.m.</p>	<p>Joseph S. Field Parcel 057-0206 Randall Place Assessment went up \$33,000. Strip that goes down to brook in back. Just land. Shed is on this. No air. Has electricity to garage with fan. Garage is 800sqft. Unfinished.</p>	<p style="text-align: center;">House stays the same. Garage is \$24,000. Lot number was 206. Land</p> <p style="text-align: center;"><b>From \$39,060; Assessors unanimously agreed 7:13 p.m. on 4-5-22</b></p>	<p style="text-align: center;"><b>\$32,060</b></p>
	<p>Joseph S. Field Parcel 057-0203 3 Randall Place (between Rogers &amp; Summers); House on this. Combined driveway and his house. 206 &amp; 205 and garage is on 203. He has right of way and hasn't granted them to the properties. No water or sewage hooked into them. He looked at some pieces in town; 2-1/2 acres and you can get sewer and water to it. House next to him went for \$125,000 last summer. His went from 105,000 to \$126,000; then \$111,510.</p>	<p style="text-align: center;">Assessment: \$ <b>No change; assessors unanimously agreed</b></p>	<p style="text-align: center;"><b>No Change</b></p>

7:11 p.m.	<p>Perry Portland Associates LLC Parcel 019-0066 44 Marlborough St. Same argument for all 3 properties. Has many other properties so he compares the increase of assessments. Ave. increase was 5.1%. On this property, the increase after a slight reduction, which was 69%; after review it was reduced to 52% increase and its way out of line. <b>It is not habitable.</b> Electricity is off, waiting for development. Thinks an adjustment in this property is warranted. Gave schedule of 10 properties. Prior to this, it was assessed at in \$99,470. 100% would be \$142,000. Back in 2016, he had appraisal and it was assessed at \$143,000. Needs major work.</p>	<p><b>Was Assessed at \$151,270</b></p> <p><b>Changed \$184,100; due to fact that it is unhabitable. All assessors unanimously agreed on 4-5-22 7:26 p.m.</b></p>	<p><b>Changed to \$128,870</b></p>
p.m.	<p>Perry Portland Associates LLC Parcel 019-0067 48 Marlborough St. Has a tenant. Again it was assessed originally in 2016 for 100% at \$141,000 and 70% at \$98,000. Current is \$135,590. On average, other properties went up 5.1% and this one went up 37.2. This has iffy furnace, garage back there needs new roof. Electrical needs upgraded. Eventually this bldg. will come down.</p>	<p><b>Assessment \$135,590</b></p> <p><b>All assessors unanimously agreed 7:32 p.m. 4-5-22</b></p>	<p><b>Change to \$121,590</b></p>
p.m.	<p>Perry Portland Associates LLC Parcel 029-0254 315 Main St. Issue: Old bldg.. needs new heating system; maintenance guy stays there. Needs work. Kitchen/bathroom, full renovation. His bldg. 325 Main St. Stone Haven went up 5.9%. This went is up 19.4%. Has 8 rooms. Have it at B+.</p>	<p><b>No Change</b></p> <p><b>All assessors unanimously agreed, 4-5-22, 7:33 p.m.</b></p>	<p><b>No change</b></p>

Meeting adjourned at 8:42 p.m.

Sharon R. Hoy, Board Clerk

