

**Town of Concord
Board of Assessors Meeting Minutes
March 15, 2018**

Present: Jim Sommer, Chair, Christian Fisher, Tom Matthews and Andrea Okie
Staff: Lane Partridge, Town Assessor
Others: Sameh Boutros, Maha Boutros and June Rzepczynski, Finance Committee Liaison

The meeting was called to order at 7:05 P.M.

FY2018 ABATEMENT APPLICATIONS

50 Rollingwood Ln.

This is a ranch style home with 4,567 SF of Effective Area. The property record card is correct. Mr. Partridge presented an adjustment grid showing similar sales in the area. Mr. Boutros is comparing his home to the home at 64 Rollingwood Ln. and 36 Rollingwood Ln. 64 Rollinwood Ln. is a custom colonial with 381 SF more than his home. 36 Rollingwood Lane is smaller than Mr. Boutros's home and is a Colonial in Average condition.

Mr. Boutros stated that he has been a resident of Concord for 35 years. His tax bill has risen over 18% in the last 2 years. His assessment has also increased considerably. He compared his home to the home at 52 Seven Star Ln. that sold in 2016 for \$940,000. It was noted that the house at 52 Seven Star Ln. is a Grade 5, in Good Condition, has a larger land area and is a smaller home. His home is a Grade 6, in Very Good Condition and is a larger home.

He also compared his home to the home at 64 Rollingwood Ln. He stated that after a fire in 2004 that home was completely renovated. We have made the appropriate changes to the property. The Actual Year Built remained the same because the home was renovated not torn down. If a home is torn down and rebuilt the Actual Year Built will reflect the year in which it was built. That home has less square footage and is listed as a Custom Colonial. The base rate for Custom Colonial is \$140 per square foot and the base rate for Ranch is \$135 per square foot. The homes are similar in value with his home being assessed slightly less than 64 Rollingwood Ln.

He also compared his home to the home at 36 Rollingwood Ln. Mr. Partridge has been in that home and stated that it was not very well maintained. Mr. Partridge stated that currently there is not as much diversity between styles of home. While values continue to increase the demand for Ranch Style Homes is increasing which accounts for the increase in value. Mr. Matthews stated that he has observed that houses are selling for 10% - 15% above assessment value.

After considerable discussion about all the points Mr. Boutros made and the comments from Mr. Partridge the Board made their decision.

On a **MOTION** made by Mr. Fisher, seconded by Ms. Matthews, it was
UNANIMOUSLY VOTED to **DENY** the request for abatement as recommended by staff.

579 Bedford St.

Mr. Partridge visited the property and stated that the third story was not completely finished as represented on the sketch. The unfinished area was changed to an unfinished attic. The change in the sketch resulted in an abatement of \$9,700 for a new value of \$1,139,300.

On a **MOTION** made by Mr. Fisher, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

730 Bedford St.

The homeowner took out a building permit in 2005 for an addition. The addition is still not completed. We have tracked the work every year and as we were not allowed entry into the house we moved the property to full value assuming the work had been completed to date. Mr. Partridge visited the property and determined that the work is only 56% complete to date. The change in the sketch and percent complete resulted in an abatement of \$223,700 for a new value of \$694,700.

On a **MOTION** made by Mr. Matthews, seconded by Ms. Okie, it was **VOTED** to **GRANT** the request for abatement as recommended by staff.

43 Loring Rd.

The homeowner added Air Conditioning to the home but only to one half of the house. Mr. Partridge changed the Air Conditioning to represent half of the home resulting in an abatement of \$2,600 for a new value of \$616,300.

On a **MOTION** made by Ms. Okie, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

16 Old Marlboro Rd.

The property was purchased in 2017 for \$535,000. This property is a Two Family home and we have made that adjustment to the Property Record Card. The condition of the property was changed to average and a Recreation Room was added to the sketch. All the changes resulted in an abatement of \$59,700 for a new value of \$621,700.

The Board discussed whether a factor for Route 2 should be put on this property. The property does not front on Route 2 and in the past the Board has only put factors on properties that front on Route 2. If a factor for Route 2 were added it would result in a 15% adjustment on the land value. The Board agreed that no factor would be added for this year but would think about it for next year.

On a **MOTION** made by Ms. Okie, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

160 Range Rd.

The home was purchased in 2017 for \$1,235,000. Mr. Partridge visited the home and changed the condition of the property from Good to Average. There is a large in-law apartment on the back of

the property that cannot be rented separately without a special permit. Changes made to the property resulted in an abatement of \$30,400 for a new value of \$1,307,900.

On a **MOTION** made by Mr. Matthews, seconded by Mr. Fisher, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

36 Spring Rd.

The property sold in 2017 for \$1,211,800. Mr. Partridge visited the property and made some changes to the sketch which included removing an unfinished attic and adding a finished basement. Also, the Grade was reduced from a 7 to 6. These changes resulted in an abatement of \$49,600 with a new value of \$1,313,300.

On a **MOTION** made by Mr. Matthews, seconded by Ms. Okie, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

5 Westvale Dr.

Upon examination of the properties on Westvale Dr. and Prairie St. it was discovered that there was a 20% difference in the neighborhood values. The properties on Prairie were listed in Neighborhood 30 and those on Westvale Dr. were listed in Neighborhood 28. It was determined that they should all be in Neighborhood 28. This properties depreciation was changed from Very Good to Good resulting in an abatement of \$8,900 and a new value of \$536,900. There is no sales evidence to warrant an increase in the land value because of the proximity to Cousins Park.

On a **MOTION** made by Mr. Fisher, seconded by Mr. Matthews, it was **UNANIMOUSLY VOTED** to **GRANT** the request for abatement as recommended by staff.

MINUTES

March 1, 2018 – Regular Session

On a **MOTION** made by Mr. Matthews, seconded by Ms. Okie, it was **VOTED** to **APPROVE** the minutes of the Regular Session meeting of March 1, 2018. Mr. Fisher abstained from voting.

March 1, 2018 – Executive Session

On a **MOTION** made by Mr. Matthews, seconded by Ms. Okie, it was **VOTED** to **APPROVE** the minutes of the Executive Session meeting of March 1, 2018. Mr. Fisher abstained from voting.

MOTOR VEHICLE END OF MONTH REPORTS

Mr. Partridge presented End of Month Reports for Motor Vehicle Excise Tax Abatements for February 2018 with the following amounts:

FY2016 - \$ 375.73
FY2017 - \$1,082.82
FY2018 - \$6,378.81

On a **MOTION** made by Mr. Matthews, seconded by Mr. Fisher, it was **UNANIMOUSLY VOTED** to **APPROVE** the motor vehicle excise tax abatements for FY2016, FY2017, and FY2018, as designated in the End of the Month Report for February 2018 and as listed above.

TOWN ASSESSOR

Mr. Partridge informed the Board that there are four Commercial Abatement Applications on properties on Virginia Rd. left to process. These properties filed abatement applications 5 years ago and we had Jonathan Avery do appraisals for all the properties. With the applications of 5 years ago they wanted us to abate their value to the sale price. The property was sold after bankruptcy was declared so it was not an arms-length sale. At the time we negotiated a settlement and gave them a significant reduction in value. They have filed again seeking a lower reduction in value.

There are 3 properties that have filed on Garfield Rd. under the same ownership. We will present these applications at the next meeting.

Three ATB Cases have been scheduled to be heard on Wednesday, March 21, 2018. Two of the cases have been postponed and one we are trying to get withdrawn.

New VISION Software will be installed in the office next month.

The abatement applications are almost completed as there are only about 9 left to process. Mr. Partridge stated that we are the only community that hears their abatement applications in Open Session. He is surprised that more applicants do not attend the meetings, because we send them letters inviting them to the hearings.

BOARD COMMENTS

Mr. Matthews has observed that houses in this town are generally selling above the assessed value as the values are in line with the sales prices.

Mr. Fisher asked that the vote for the Motor Vehicle End of Month Abatements be written up and handed out to the Board at the meeting. Mr. Partridge stated he would do that.

NEXT MEETING

The next meeting will be on March 29, 2018 in the Select Board Room at the Town House at 7:00 P.M. The following meeting will be on April 23, 2018 in the Clock Tower Room at the Harvey Wheeler Community Center.

EXECUTIVE SESSION

At 8:05 P.M., on a **MOTION** made by Mr. Fisher and seconded by Mr. Matthews it was **UNANIMOUSLY VOTED by Roll Call Vote:**

Mr. Fisher – Aye
Ms. Okie – Aye
Mr. Matthews - Aye
Mr. Sommer - Aye

to enter into executive session in compliance with the Open Meeting Law’s purpose #7 (“To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements”) and for the purpose of considering CPA Exemption Applications, Statutory Exemption Applications, discuss ATB cases and to adjourn thereafter.

The Board Entered the Executive Session

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant