

MINUTES
of the
BOARD OF ASSESSORS

Date: November 27, 2023

Time: 9:30 a.m.

Place: Assessor's Office, Town Hall

Members Present: Nancy Vail, Diane Galvin

Members Absent: Gail Stewart

Action Taken:

- Discussed, voted and signed 30 real estate and personal property abatements. 21 granted, 9 denied. See attached.

Adjourned: 11:30 a.m.

Respectfully submitted,



Nancy Vail
Assessor

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 11/27/2023
Key NOT IN 2078,7514
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2024

WELLFLEET, MA

File # Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2024-0005	9794 16-65-0	ANDERSON NINA M	85 CAHOON HOLLOW RD	10/17/2023	S2024-0004	01/17/2024	11/27/2023	Granted	8,720.00	0.00	(8,720.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-71		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Nina Anderson's domicile - exempt				
F2024-0025	1873 20-32-C	BRECKER LAWRENCE R & BARBARA	275 KENDRICK AVE	11/13/2023		02/13/2024	11/27/2023	Denied	702,100.00	702,100.00	
		<u>Review History:</u> By Recommendation BOA Deny Abatement		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Deemed market value				
F2024-0004	9127 40-143-0	BRUNO JEFFREY	55 7TH STREET	10/17/2023	S2024-0003	01/17/2024	11/27/2023	Granted	5,610.00	0.00	(5,610.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-71		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Domicile - exempt				
F2024-0020	3852 36-18-11	CLARK ERIC R & JEFFERY J & CLARK ANDREW G & CHRISTOPHER,	86 OLD WHARF RD	11/09/2023	R2024-0005	02/09/2024	11/27/2023	Granted	997,700.00	916,750.00	(80,950.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-S59		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Reduce to purchase price				
F2024-0019	3035 29-186-0	COVARRUBIAS ALLISON S & PLUGIS BRETT M	25 BEARBERRY WAY	11/16/2023	R2024-0004	02/16/2024	11/27/2023	Granted	661,000.00	610,000.00	(51,000.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-S59		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Reduce to sale price				
F2024-0032	1782 19-120-F	FEINSTEIN HOWARD & BRIDGER CYNTHIA	575 CHEQUESSETT NECK RD	11/13/2023		02/13/2024	11/27/2023	Denied	1,369,900.00	1,369,900.00	
		<u>Review History:</u> By Recommendation BOA Deny Abatement		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Deemed market value				
F2024-0030	7745 29-127-I	GELLER ROBIN TRUSTEE GELLER ANDREW TRUSTEE	2032 STATE HWY RTE 6	11/08/2023		02/08/2024	11/27/2023	Denied	366,200.00	366,200.00	
		<u>Review History:</u> By Recommendation BOA Deny Abatement		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Deemed market value				
F2024-0024	1876 20-32-H	GLATTER GEORGE & SHERRY L	275 KENDRICK AVE	11/16/2023		02/16/2024	11/27/2023	Denied	750,500.00	750,500.00	
		<u>Review History:</u> By Recommendation BOA Deny Abatement		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Deemed market value				
F2024-0029	2805 28-223-E	GONYEA GARY P & JUDITH G	30 FOX ISLAND RD	11/13/2023		02/13/2024	11/27/2023	Denied	622,300.00	622,300.00	
		<u>Review History:</u> By Recommendation BOA Deny Abatement		<u>Date</u>	<u>Date</u>	<u>Rcv'd</u>	<u>Comment</u>				
							Deemed market value				

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 11/27/2023
Key NOT IN 2078,7514
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2024

WELLFLEET, MA

File # Key Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2024-0023 9247 23-73-7	GOOD ROGER B Review History By Recommendation BOA OverRide-C59-S59	30 SAM HOLLOW RD	11/16/2023	R2024-0007 Date	02/16/2024 Due	11/27/2023 Rcv'd	Granted Comment No house yet	601,800.00	261,400.00	(340,400.00)
F2024-0002 9736 47-62-0	GREGORY TIMOTHY RAY DUNN DANIEL WAYNE Review History By Recommendation BOA OverRide-C59-71	15 CAPT BELLAMY RD	10/17/2023	S2024-0001 Date	01/17/2024 Due	11/27/2023 Rcv'd	Granted Comment Domicile - exempt	13,970.00	0.00	(13,970.00)
F2024-0013 9798 29-467-0	GUIVER SHERI & DENNIS L Review History By Recommendation BOA OverRide-C59-71	22 KAREN LANE	10/17/2023	S2024-0010 Date	01/17/2024 Due	11/27/2023 Rcv'd	Granted Comment Domicile - exempt	5,820.00	0.00	(5,820.00)
F2024-0010 3481 30-104-H4	HALLEE FRANCOISE M & SUSAN Review History By Recommendation BOA OverRide-C59-S59	60 LONG AVENUE	11/17/2023	R2024-0001 Date	02/17/2024 Due	11/27/2023 Rcv'd	Granted Comment 193 sf not 550 with deck	357,900.00	178,600.00	(179,300.00)
F2024-0011 6568 30-104-H4	HALLEE FRANCOISE M & SUSAN Review History By Recommendation BOA OverRide-C59-S59	60 LONG AVENUE	11/17/2023	S2024-0008 Date	02/17/2024 Due	11/27/2023 Rcv'd	Granted Comment Adjusted due to RE abatement	1,790.00	890.00	(900.00)
F2024-0027 2802 28-223-B	HALLIWELL HEATHER JOY & MINELLI TOMOTHY LEE Review History By Recommendation BOA Deny Abatement	30 FOX ISLAND RD	11/16/2023		02/16/2024 Due	11/27/2023 Rcv'd	Denied Comment Deemed market value	468,200.00	468,200.00	
F2024-0014 8280 21-128-0	HARMON GALLERY VINCENT AMICOSANTE Review History By Recommendation BOA OverRide-C59-71	95 COMMERCIAL ST	10/17/2023	P2024-0003 Date	01/17/2024 Due	11/27/2023 Rcv'd	Granted Comment Out of business - nothing there	410.00	0.00	(410.00)
F2024-0026 2801 28-223-A	HARRIS D RICHARD II & HARRIS HEIDI GANSS Review History By Recommendation BOA Deny Abatement	30 FOX ISLAND RD	11/13/2023		02/13/2024 Due	11/27/2023 Rcv'd	Denied Comment Deemed market value	512,200.00	512,200.00	
F2024-0015 9809 15-12-0	HILBIG JENNY L Review History By Recommendation BOA OverRide-C59-71	150 MAIN ST	10/17/2023	S2024-0011 Date	01/17/2024 Due	11/27/2023 Rcv'd	Granted Comment Seller's domicile - exempt	3,110.00	0.00	(3,110.00)

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 11/27/2023
Key NOT IN 2078,7514
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2024

WELLFLEET, MA

File # Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
<u>Review History:</u> By Recommendation BOA Deny Abatement											
F2024-0031 8367 15-60-A		JACOBS NEIL H & POSIN DEBORAH A	249 MAIN ST	10/30/2023		01/30/2024	11/27/2023	Denied	1,246,500.00	1,246,500.00	
<u>Review History:</u> By Recommendation BOA Deny Abatement											
F2024-0003 8428 47-73-0		KACERGIS MICHAEL & KATHRYN	85 SEA PINE RD	10/17/2023	S2024-0002	01/17/2024	11/27/2023	Granted	5,470.00	0.00	(5,470.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-71											
F2024-0006 6228 28-181-A		KATZ MICHAEL J & CARYN JB	100 HIAWATHA RD	10/17/2023	S2024-0005	01/17/2024	11/27/2023	Granted	3,930.00	0.00	(3,930.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-71											
F2024-0021 106 7-35-0		MERL CHRISTOPHER H TRUSTEE LAPIERRE DENICE L TRUSTEE	55 WHITETAIL LANE	10/20/2023		01/20/2024	11/27/2023	Denied	1,217,000.00	1,217,000.00	
<u>Review History:</u> By Recommendation BOA Deny Abatement											
F2024-0022 755 12-246-0		OLSON BETH ANN TRUSTEE	115 BROWNS NECK RD	10/24/2023	R2024-0006	01/24/2024	11/27/2023	Granted	1,028,500.00	911,931.00	(116,569.00)
<u>Review History:</u> By Recommendation BOA Grant Abatement											
F2024-0018 994 13-200-0		RICHARD JOHN J TRUSTEE RICHARD JENNIFER G TRUSTEE	20 PINE VALLEY RD	11/08/2023	R2024-0003	02/08/2024	11/27/2023	Granted	1,016,500.00	927,000.00	(89,500.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-S59											
F2024-0009 9690 23-24-0		ROSE SHELLFISH RESIDENTIAL KITCHEN	2426 STATE HWY RTE 6	10/17/2023	P2024-0002	01/17/2024	11/27/2023	Granted	800.00	0.00	(800.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-71											
F2024-0007 5039 9-636-0		ROWELL ELIZABETH A	500 GULL POND RD	10/17/2023	S2024-0006	01/17/2024	11/27/2023	Granted	2,690.00	0.00	(2,690.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-71											
F2024-0012 7060 42-31-0		SKLAR JOEL & DIANA L	66 FREEDJUM RD	10/17/2023	S2024-0009	01/17/2024	11/27/2023	Granted	2,550.00	0.00	(2,550.00)
<u>Review History:</u> By Recommendation BOA OverRide-C59-71											

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 11/27/2023
Key NOT IN 2078,7514
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2024

WELLFLEET, MA

File # Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2024-0028 9077 29-432-0		SMITH MARTHA F TRUSTEE C/O ROBERT SMITH	8 SECOND STREET	11/16/2023	S2024-0013	02/16/2024	11/27/2023	Granted	4,390.00	0.00	(4,390.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-71		<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> House sold				
F2024-0001 7228 PP100720-14-182		THE NICHOLAS HARRISON GALLERY INC	25 BANK ST	10/17/2023	P2024-0001	01/17/2024	11/27/2023	Granted	430.00	0.00	(430.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-71		<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Uncollectible PP taxes				
F2024-0008 9801 28-211-0		YEELES MARTIN & MICHELE	73 KING PHILLIP RD	10/17/2023	S2024-0007	01/17/2024	11/27/2023	Granted	2,820.00	0.00	(2,820.00)
		<u>Review History:</u> By Recommendation BOA OverRide-C59-71		<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> This was seller's domicile since 2017 so should never have paid PP at all				

Grant Totals

Totals for Granted:	# of Abatements	Value Adjusted
Totals for Denied:	21	919,339.00
	9	

Total Number:

30