

MINUTES
of the
BOARD OF ASSESSORS

Date: February 24, 2021

Time: 10:00 a.m.

Place: Via Remote Participation

Members Present: Nancy Vail, Gail Stewart, Diane Galvin

Members Absent: None

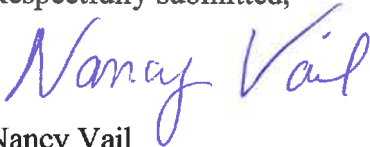
Action Taken:

1. Discussion and recap of FY21 Recertification process and results.
2. Discussion on status of Residential Tax Exemption.
3. Discussed and voted unanimously to grant 2 real estate abatement applications and deny 2.
4. Pursuant to MGL Ch. 30A sec. 21, voted to move into Executive Session. Discussed and voted unanimously 14 real estate abatement applications. Granted 9, denied 5. Granted 1 Senior Tax Exemption. Voted to exit Executive Session.

Report of abatement application results attached hereto.

Adjourned: 11:05 a.m.

Respectfully submitted,



Nancy Vail
Assessor

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 02/24/2021
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2021

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
F2021-0028 4203 40-72-0	CARROLL STEPHEN TRUSTEE CARROLL LESLIE TRUSTEE <u>Review History:</u> By Recommendation BOA Deny Abatement	25 4TH STREET	12/09/2020		03/08/2021	02/24/2021	Denied	752,600.00	752,600.00	
F2021-0044 2027 21-18-0	DRUMM LORI TRUSTEE <u>Review History:</u> By Recommendation BOA OverRide-C59-S59	44 NAUHAUGHT BLUFFS RD	11/24/2020	R2021-0017	02/24/2021	02/24/2021	Granted	356,800.00	349,500.00	(7,300.00)
F2021-0033 2381 23-161-0	ECKE MARIA <u>Review History:</u> By Recommendation BOA Deny Abatement	85 SOMERSET AVE	10/21/2020		01/21/2021	02/24/2021	Deemed Denied	405,800.00	405,800.00	
F2021-0030 8367 15-60-A	JACOBS NEIL H & POSIN DEBORAH A <u>Review History:</u> By Recommendation BOA Deny Abatement	249 MAIN ST	12/02/2020		03/02/2021	02/24/2021	Denied	771,800.00	771,800.00	
F2021-0042 4004 36-167-0	JANSSEN THOMAS W & COHEN RACHEL FAITH <u>Review History:</u> By Recommendation BOA OverRide-C59-S59	255 OLD WHARF RD	11/24/2020	R2021-0015	02/24/2021	02/24/2021	Granted	490,300.00	451,100.00	(39,200.00)
F2021-0043 3471 30-101-0	MAGENAU WILLIAM S TRUSTEE MAGENAU MARY E TRUSTEE <u>Review History:</u> By Recommendation BOA OverRide-C59-S59	40 CANNON HILL RD	11/24/2020	R2021-0016	02/24/2021	02/24/2021	Granted	690,100.00	687,700.00	(2,400.00)
F2021-0039 1227 14-189-0	NEEDEL DANIEL T & ANNE M <u>Review History:</u> By Recommendation BOA OverRide-C59-S59	1523 BAKER AVE	12/09/2020	R2021-0012	03/09/2021	02/24/2021	Granted	778,400.00	774,600.00	(3,800.00)
F2021-0037 7291 PP101770-0-0	NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY <u>Review History:</u> By Recommendation BOA Deny Abatement	0 VARIOUS	12/23/2020		03/23/2021	02/24/2021	Denied	11,095,230.00	11,095,230.00	
F2021-0034 2522 24-111-0	ORR DEBRA TRUSTEE <u>Review History:</u> By Recommendation BOA Deny Abatement	320 NORTH CIRCUIT RD	12/22/2020		03/22/2021	02/24/2021	Denied	1,045,800.00	1,045,800.00	
F2021-0035 3064 29-216-0	PEREZ CHRISTOPHER N & KARREN I <u>Review History:</u> By Recommendation BOA Deny Abatement	340 COVE VIEW RD	12/21/2020		03/21/2021	02/24/2021	Denied	859,200.00	859,200.00	

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F2021-0045	9388 PP9388-0-0	QUADIENT LEASING USA INC	0 VARIOUS	12/24/2020	P2021-0002	03/24/2021	02/24/2021	Granted	970.00	0.00	(970.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	OverRide-C59-71				In corporations book - pays tax to State			
F2021-0040	4146 40-13-0	ROSE ELIZABETH A & ROSE DANIEL E	1020 3RD AVENUE	12/24/2020	R2021-0013	03/24/2021	02/24/2021	Granted	657,400.00	504,150.00	(153,250.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	OverRide-C59-S59				Water damage - 50% complete			
F2021-0036	4145 40-12-0	SALSBERG JOHN C/O SALSBERG JOHN & NEWMAN HO	60 B STREET	12/24/2020	R2021-0010	03/24/2021	02/24/2021	Granted	702,100.00	656,300.00	(45,800.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	Grant Abatement				Change quality to average			
F2021-0029	1619 17-2-0	SEGAL DAVID J TRUSTEE	740 OCEAN VIEW DR	12/09/2020		03/03/2021	02/24/2021	Denied	722,200.00	722,200.00	
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	Deny Abatement				Deemed market value			
F2021-0032	265 8-103-0	SPEROS JAMES D & NOREEN M	250 OLD HAY RD	12/01/2020		03/01/2021	02/24/2021	Denied	938,200.00	938,200.00	
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	Deny Abatement				Deemed market value			
F2021-0038	2344 23-124-0	STROMBOLIS STELLA C/O REINER ELENA T &	30 BENJAMIN WAY	12/14/2020	R2021-0011	03/14/2021	02/24/2021	Granted	214,000.00	50,000.00	(164,000.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	Grant Abatement				Unbuildable per zoning			
F2021-0041	4551 42-71-4	THIMAS PAUL R	0 OFF LT ISLAND RD	11/24/2020	R2021-0014	02/24/2021	02/24/2021	Granted	46,000.00	41,500.00	(4,500.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	OverRide-C59-S59				Change state class code to 130, seconday acreage to residual			
F2021-0031	750 12-240-0	WATTS PETER TRUSTEE C/O JACOBS CLAUDIA	5 BEECHWOOD LANE	12/07/2020	R2021-0009	03/07/2021	02/24/2021	Granted	660,900.00	615,000.00	(45,900.00)
		<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rev'd</u>	<u>Comment</u>			
			BOA	Grant Abatement				Reduce to purchase price			

Grant Totals

	# of AbateMENTS	Value Adjusted
Totals for Granted:	10	467,120.00
Totals for Denied:	7	
Totals for Deemed Denied:	1	