

MINUTES
of the
BOARD OF ASSESSORS

Date: December 21, 2021

Time: 11:15 a.m.

Place: Assessor's Office, Town Hall

Members Present: Nancy Vail, Gail Stewart, Diane Galvin

Members Absent: None

Action Taken:

1. Pursuant to MGL Ch. 30A sec. 21, voted to move into Executive Session. Discussed and voted to grant 2 veteran and 1 senior exemption applications.
2. Discussed, voted and signed 12 real estate and 15 personal property abatement applications. Results attached.
3. Voted to exit Executive Session.

Adjourned: 2:35 p.m.

Respectfully submitted,



Nancy Vail
Assessor

Extract: PP ABATEMENTS
Database: LIVE
Filter: Property Type IN P,S
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2022

WELLFLEET, MA

File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result Comment	Committed Value	Adjusted Value	Change
F2022-0014 9429 41-33-0	ARNOLD KAREN	176 BLUE HERON RD	12/20/2021	S2022-0013	03/20/2022	12/21/2021	Granted	3,710.00	0.00	(3,710.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				This was seller's domicile so there should not be PP at all			
F2022-0007 5833 21-15-0	BALBONI PETER V	175 NAUHAUGHT BLUFFS RD	11/30/2021	S2022-0007	02/28/2022	12/21/2021	Granted	1,070.00	0.00	(1,070.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				House sold			
F2022-0027 9417 47-36-0	BLAIR ROLAND	79 SPRINGBROOK RD	12/20/2021	S2022-0014	03/20/2022	12/21/2021	Granted	280.00	0.00	(280.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				Domicile - exempt			
F2022-0011 9412 42-118-0	DUPRE BRIAN A & STEWART EMILY J	295 BLUE HERON RD	12/07/2021	S2022-0011	03/07/2022	12/21/2021	Granted	3,700.00	0.00	(3,700.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				Domicile - exempt			
F2022-0002 8670 13-222-0	DYER WARREN F TRUSTEE DYER MARILYN A TRUSTEE	140 WEST MAIN ST	11/22/2021	S2022-0002	02/22/2022	12/21/2021	Granted	3,630.00	0.00	(3,630.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				Domicile - exempt			
F2022-0013 6370 29-135-0	GEHM GAIL A TRUSTEE	2027 STATE HWY RTE 6	12/20/2021	S2022-0012	03/20/2022	12/21/2021	Granted	4,160.00	0.00	(4,160.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				Domicile - exempt			
F2022-0004 8004 13-93-0	GROSS BURNHAM R TRUSTEE	51 MILL HILL RD	11/29/2021	S2022-0004	02/28/2022	01/22/0121	Granted	1,170.00	0.00	(1,170.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				House empty and for sale as of August, 2020			
F2022-0008 9426 15-73-0	HUTCHESON SUSAN	155 MAIN ST	12/01/2021	S2022-0008	03/01/2022	12/21/2021	Granted	2,500.00	0.00	(2,500.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				House sold			
F2022-0009 8628 42-96-0	MILLER GLENN E & GINGER L	30 BLUE HERON RD	12/06/2021	S2022-0009	03/06/2022	12/21/2021	Granted	3,550.00	0.00	(3,550.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71				Domicile - exempt			
F2022-0003 7758 29-127-G	REILLY GERARD & JACKSON MARIE	2032 STATE HWY RTE 6	11/23/2021	S2022-0003	02/23/2022	12/21/2021	Granted	1,250.00	0.00	(1,250.00)
<u>Review History:</u>		<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>			
		BOA	Override-C59-71							

Extract: PP ABATEMENTS
Database: LIVE
Filter: Property Type IN P,S
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2022

WELLFLEET, MA

File #	Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2022-0012	5431	15-122-0	SALTY DUCK MARIA JUSTER6	115 MAIN ST	12/09/2021	P2022-0001	03/09/2022	12/21/2021	Granted	3,540.00	0.00	(3,540.00)
			<u>Review History:</u>		<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
			By BOA	Recommendation Override-C59-71					Out of business			
F2022-0006	9230	42-72-H	SMITH CHERYL A & GEIER MARCIA	633 STATE HWY RTE 6	11/30/2021	S2022-0006	02/28/2022	12/21/2021	Granted	2,820.00	0.00	(2,820.00)
			<u>Review History:</u>		<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
			By BOA	Recommendation Override-C59-71					Domicile - exempt			
F2022-0001	9437	14-82-A	STAGG NANCY E TRUSTEE	210 CHEQUESSETT NECK RD	11/22/2021	S2022-0001	02/22/2022	12/21/2021	Granted	1,980.00	0.00	(1,980.00)
			<u>Review History:</u>		<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
			By BOA	Recommendation					Not their furniture - staged for sale			
F2022-0010	7807	36-226-0	STEWART JAMES WILLIAM & KACAR VLADIMIR	290 EASTWIND CIRCLE	12/06/2021	S2022-0010	03/06/2022	12/21/2021	Granted	4,500.00	0.00	(4,500.00)
			<u>Review History:</u>		<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
			By BOA	Recommendation Override-C59-71					Domicile - exempt			
F2022-0005	6514	29-495-0	ZARIN MICHAEL S & RENEE	20 WILLIAMS WAY	11/30/2021	S2022-0005	02/28/2022	12/21/2021	Granted	5,500.00	0.00	(5,500.00)
			<u>Review History:</u>		<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
			By BOA	Recommendation Override-C59-71					house sold			

Grant Totals

Totals for Granted: # of Abatements Value Adjusted
15 43,360.00

Total Number: 15

Extract: RE ABATEMENTS
Database: LIVE
Filter: VoteDate = 12/21/2021
PropertyType = R
Sort: NAME1 ASC

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Fiscal Year 2022

WELLFLEET, MA

File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2022-0025 3515 30-132-B	APPEL DAVID & WEINSTEIN ELEANOR	140 LONG AVENUE	12/20/2021	R2022-0004	03/20/2022	12/21/2021	Granted	534,200.00	416,600.00	(117,600.00)
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Data corrections				
BOA		Grant Abatement								
F2022-0020 1782 19-120-F	FEINSTEIN HOWARD & BRIDGER CYNTHIA	575 CHEQUESSETT NECK RD	12/20/2021		03/20/2022	12/21/2021	Denied	916,700.00	916,700.00	
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Deemed market value				
BOA		Deny Abatement								
F2022-0021 3505 30-123-0	FOSTER WILLIAM B LIFE ESTATE C/O LANFRANCHI PIERRE S & REGI	30 FIRST AVE	11/29/2021	R2022-0002	02/28/2022	12/21/2021	Granted	1,083,600.00	900,000.00	(183,600.00)
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Deemed market value				
BOA		Grant Abatement				Reduce to purchase price				
F2022-0019 249 8-86-0	FRIEDMAN ALAN TRUSTEE FRIEDMAN ANNE R TRUSTEE	115 MAYFLOWER DR	12/09/2021		03/09/2022	12/21/2021	Denied	743,200.00	743,200.00	
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Deemed market value				
BOA		Deny Abatement								
F2022-0023 2497 24-33-0	GORDON FAMILY BEACH HOUSE LLC	340 WINTHROP RD	12/09/2021	R2022-0003	03/09/2022	12/21/2021	Granted	1,241,300.00	1,120,600.00	(120,700.00)
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Increase erosion code				
BOA		Grant Abatement								
F2022-0017 2590 28-2-0	HEWITT CHARLES J & MARSHA J	260 COVE RD	12/20/2021		03/20/2022	12/21/2021	Denied	906,100.00	906,100.00	
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Deemed market value				
BOA		Deny Abatement								
F2022-0015 4745 47-98-0	MCCABE MAUREEN TRUSTEE	166 PINEWOOD CIRCLE	12/20/2021		03/20/2022	12/21/2021	Denied	511,500.00	511,500.00	
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Deemed market value				
BOA		Deny Abatement								
F2022-0016 2930 29-85-0	MUELLER KURT & SYLVESTRE SUSAN E	75 DAY RD	12/02/2021	R2022-0001	03/02/2022	12/21/2021	Granted	360,700.00	326,900.00	(33,800.00)
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				Lower quality to average				
BOA		Grant Abatement								
F2022-0026 3213 29-35-4-0	PAINE ROBERT L	215 PAINE HOLLOW RD	12/17/2021	R2022-0005	03/17/2022	12/21/2021	Granted	960,100.00	810,800.00	(149,300.00)
<u>Review History:</u>		<u>By</u>	<u>Date</u>	<u>Due</u>	<u>Rec'd</u>	<u>Comment</u>				
BOA		Recommendation				House gutted - put at 50%				
BOA		Grant Abatement								

Extract: RE ABATEMENTS
Database: LIVE
Filter: VotedDate = 12/21/2021
PropertyType = R
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2022

WELLFLEET. MA

File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2022-0018	ROBERTSON SUSAN M MCKEEN REGINALD F JR	89 CHEQUESSETT BLUFF RD	12/13/2021		03/13/2022	12/21/2021	Denied	1,734,500.00	1,734,500.00	
<u>Review History:</u>										
	By	Recommendation	Date	Due	Rcv'd	Comment				
	BOA	Deny Abatement				Deemed market value				
F2022-0022	ROBICHEAU CELIA C C/O ROBICHEAU JASON H & ERIN M	64 GULL POND RD	12/06/2021		03/06/2022	12/21/2021	Denied	254,900.00	254,900.00	
<u>Review History:</u>										
	By	Recommendation	Date	Due	Rcv'd	Comment				
	BOA	Deny Abatement				Deemed market value				
F2022-0024	SEGAL DAVID J TRUSTEE	740 OCEAN VIEW DR	12/06/2021		03/06/2022	12/21/2021	Denied	819,800.00	819,800.00	
<u>Review History:</u>										
	By	Recommendation	Date	Due	Rcv'd	Comment				
	BOA	Deny Abatement				Deemed market value				

Grant Totals

Totals for Granted:	# of Abatements	Value Adjusted
	5	605,000.00
Totals for Denied:	7	

Total Number: 12