

**MINUTES**  
of the  
**BOARD OF ASSESSORS**

Date: December 9, 2022

Time: 9:30 a.m.

Place: Assessor's Office, Town Hall

Members Present: Nancy Vail, Diane Galvin

Members Absent: Gail Stewart

Action Taken:

- Signed 2021 and 2022 Motor Vehicle Excise Tax Abatements for November, 2022
- Signed FY2023 Boat Excise Tax Abatements for November, 2022
- Signed FY2023 Warrants for Real Estate, CPA and Personal Property
- Executive Session pursuant to MGL Ch. 30A Sec. 21: Signed FY2023 Senior, Veteran and Hardship Exemption Applications
- Executive Session pursuant to MGL Ch. 30A Sec. 21: Review and vote on FY2023 Real Estate and Personal Property Abatement Applications – see attached

Respectfully submitted,



Nancy Vail  
Assessor

REC'D  
2012 DEC 14 A 8:42  
TOWN CLERK  
TOWN OF WESTPORT

Extract: ABATEMENTS  
Database: LIVE  
Filter: VoteDate = 12/09/2022  
Sort: NAME1 ASC

Report #25: Abatements General Report  
Fiscal Year 2023

WELLFLEET, MA

File #	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0006 Key Parcel ID 8430 41-140-0	CORCORAN TERESA R & GRIEB JOHN R	165 BAYBERRY LANE	11/16/2022	S2023-0005	02/16/2023	12/09/2022	Granted	4,940.00	0.00	(4,940.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	Domicile - exempt			
F2023-0021 5652 19-100-0	DOUGLASS STEPHEN F TRUSTEE DOUGLASS LAURA G TRUSTEE	925 CHEQUESSETT NECK RD	11/30/2022	S2023-0016	02/28/2023	12/09/2022	Granted	6,300.00	0.00	(6,300.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	No PP present - house under construction			
F2023-0027 249 8-85-0	FRIEDMAN ALAN TRUSTEE FRIEDMAN ANNE R TRUSTEE	115 MAYFLOWER DR	11/30/2022	R2023-0005	02/28/2023	12/09/2022	Granted	978,200.00	879,100.00	(99,100.00)
<u>Review History:</u>										
	By BOA	Recommendation Grant Abatement	Date	Due	Rec'd	Comment	Change quality of construction from GVG to Good			
F2023-0018 9723 9-16-0	GUSTAFSON ERIC O	2480 OLD KINGS HWY	11/28/2022	S2023-0013	02/28/2023	12/09/2022	Granted	9,510.00	0.00	(9,510.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	House was empty when sold			
F2023-0030 6532 30-41-0	HALEM JESSICA TRUSTEE MANION JEN TRUSTEE	80 PINENEEDLE RD	12/01/2022	S2023-0018	03/01/2023	12/09/2022	Granted	1,980.00	0.00	(1,980.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	Domicile - exempt			
F2023-0026 750 12-240-0	JACOBS CLAUDIA	5 BEECHWOOD LANE	11/30/2022		02/28/2023	12/09/2022	Denied	875,100.00	875,100.00	
<u>Review History:</u>										
	By BOA	Recommendation Deny Abatement	Date	Due	Rec'd	Comment	Deemed market value			
F2023-0002 2511 24-84-0	KRASTING MELINDA TRUSTEE	180 CLIFF RD	11/04/2022	R2023-0001	02/04/2023	12/09/2022	Granted	52,200.00	4,300.00	(47,900.00)
<u>Review History:</u>										
	By BOA	Recommendation Grant Abatement	Date	Due	Rec'd	Comment	Severe erosion - no land left			
F2023-0028 3505 30-123-0	LANFRANCHI PIERRE S & REGINE G	30 FIRST AVE	11/16/2022		02/16/2023	12/09/2022	Denied	1,236,400.00	1,236,400.00	
<u>Review History:</u>										
	By BOA	Recommendation Deny Abatement	Date	Due	Rec'd	Comment	Deemed market value			
F2023-0013 9752 23-39-1	LIQUORN MORE PATRIOT SPIRITS INC	2586 STATE HWY RTE 6	11/22/2022	P2023-0002	02/22/2023	12/09/2022	Granted	1,500.00	0.00	(1,500.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	Business sold October, 2021			
F2023-0010 7582 16-40-0	LUTTERMAN GARY & JANIS	1115 ZOHETH SMITH WAY	11/21/2022	S2023-0007	02/21/2023	12/09/2022	Granted	4,110.00	0.00	(4,110.00)
<u>Review History:</u>										
	By BOA	Recommendation OverRide-C59-71	Date	Due	Rec'd	Comment	Domicile - exempt			

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Report #25: Abatelements General Report  
Fiscal Year 2023

WELLFLEET, MA

File #	Key	Parcel ID	Owner / Co-Owner	Location	Received Date	Certif. No / By	BOA Action	Vote	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0014	9724	23-110-0	MCHESNEY PRISCILLA	35 WOOD LOT RD	11/22/2022	S2023-0010	02/22/2023	12/09/2022	Granted	5,890.00	0.00	(5,890.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				Incorrect assessment - was domicile				
F2023-0024	2837	29-1-C4	QUINN RHONDA L & C/O RASIC YELENA	1780 STATE HWY RTE 6	11/30/2022		02/28/2023	12/09/2022	Denied	245,100.00	245,100.00	
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	Deny Abatement				Purchased for \$315,000 1/20/22				
F2023-0004	6005	23-130-0	RIORDAN JOHN J & JOANNE M	105 GOVERNOR FOSS DR	11/08/2022	S2023-0003	02/08/2023	12/09/2022	Granted	4,540.00	0.00	(4,540.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				Domicile - exempt				
F2023-0015	7716	29-269-1	RUBENSTEIN ELLEN L	1937 STATE HWY RTE 6	11/23/2022	S2023-0011	02/23/2023	12/09/2022	Granted	820.00	0.00	(820.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				Domicile - exempt				
F2023-0009	5431	15-122-0	SALTY DUCK MARIA JUSTER6	115 MAIN ST	11/21/2022	P2023-0001	02/21/2023	12/09/2022	Granted	3,540.00	0.00	(3,540.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				Out of business & property sold				
F2023-0001	6557	30-96-0	SOUTHEY LYNN S	1551 STATE HWY RTE 6	11/04/2022	S2023-0001	02/04/2023	12/09/2022	Granted	5,390.00	0.00	(5,390.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				Domicile - exempt				
F2023-0011	5037	9-632-0	SULLIVAN RANDI & HAALAND PETER D	19 SCHOOL HOUSE HILL RD	11/22/2022	S2023-0008	02/22/2023	12/09/2022	Granted	2,710.00	0.00	(2,710.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	OverRide-C59-71				House sold & seller moved to unknown address				
F2023-0023	3935	36-94-0	SWAIN DOUGLAS S & JANIS F	10 PAINE AVE	12/01/2022	R2023-0004	03/01/2023	12/09/2022	Granted	248,500.00	124,250.00	(124,250.00)
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	Grant Abatement				Sold to exempt entity				
F2023-0029	2500	24-55-0	THE CHIMNEYS LLC	360 OCEAN VIEW DR	11/29/2022		02/28/2023	12/09/2022	Denied	1,052,700.00	1,052,700.00	
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	Deny Abatement				Deemed market value				
F2023-0025	3957	36-117-0	TRYDER WILLIAM & AUCIA	30 WARREN STREET	11/30/2022		02/28/2023	12/09/2022	Denied	485,100.00	485,100.00	
			<u>Review History</u>	<u>By Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcvd</u>	<u>Comment</u>				
			BOA	Deny Abatement				Purchased for \$818,000 8/30/21				

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Fiscal Year 2023

WELLFLEET, MA

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F2023-0017	698	12-171-0	WALLACE WILLIAM H III & WALLACE KAREN D	220 OLD CHEQUESSETT NECK	11/28/2022	R2023-0003	02/28/2023	12/09/2022	Granted	14,500.00	0.00	(14,500.00)
<u>Review History:</u>												
			By BOA	Recommendation Grant Abatement	Date	Due	Rev'd	Comment	Assessor error - combined with 240 Old Chequessett Neck FY23			
F2023-0012	5692	19-30-0	WALSH MICHAEL & KAREN	320 CHEQUESSETT NECK RD	11/22/2022	S2023-0009	02/22/2023	12/09/2022	Granted	1,770.00	0.00	(1,770.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-71	Date	Due	Rev'd	Comment	Domicile - exempt			
F2023-0005	9351	36-281-0	WEBER WILLIAM P & CHARLENE A	15 FRANKLIN LANE	12/10/2022	S2023-0004	03/10/2023	12/09/2022	Granted	7,750.00	0.00	(7,750.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-71	Date	Due	Rev'd	Comment	Domicile - exempt			
F2023-0007	7514	36-10-1	WELLFLEET CONSERVATION TRUST	1234 STATE HWY RTE 6	11/16/2022	R2023-0002	02/16/2023	12/09/2022	Granted	172,600.00	0.00	(172,600.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-S72A	Date	Due	Rev'd	Comment	Sale to tax exempt entity			
F2023-0022	6903	40-42-0	WITTHAM PAUL H TRUSTEE WITTHAM CONSTANCE L TRUSTEE	1106 3RD AVENUE	12/01/2022	S2023-0017	03/01/2023	12/09/2022	Granted	6,100.00	0.00	(6,100.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-71	Date	Due	Rev'd	Comment	Domicile - exempt			
F2023-0019	9090	8-214-0	WULF KAREN	15 RIVERVIEW RD	11/29/2022	S2023-0014	02/28/2023	12/09/2022	Granted	3,040.00	0.00	(3,040.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-71	Date	Due	Rev'd	Comment	Domicile - exempt			
F2023-0020	6804	36-93-0	ZEHNDER ANNE MARIE TRUSTEE	36 BOND ST	11/29/2022	S2023-0015	02/28/2023	12/09/2022	Granted	5,090.00	0.00	(5,090.00)
<u>Review History:</u>												
			By BOA	Recommendation OverRide-C59-71	Date	Due	Rev'd	Comment	Domicile - exempt			

Grant Totals

Totals for Granted:	# of AbateMENTS	Value Adjusted
Totals for Denied:	22	533,330.00
	5	

Total Number: 27

