

MINUTES
of the
BOARD OF ASSESSORS

Date: December 16, 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 Tax Collector's Schedule of Uncollectable Personal Property Taxes for FY2018 and 2020.
- Discussed, voted and signed FY2023 Real Estate Abatement Applications. See attached.

Adjourned: 11:30 a.m.

Respectfully submitted,



Nancy Vail
Assessor

RECEIVED
TOWN OF
2022 DEC 22 A 8 53
TOWN CLERK

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 12/16/2022
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2023

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
F2023-0044	1226	14-188-0	ARNOLDI REBECCA	1527 BAKER AVE	11/30/2022		02/28/2023	12/16/2022	Denied	613,400.00	613,400.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Deemed market value			
F2023-0051	7777	29-283-3	CHAVCHAVADZE MARUSYA	220 AARON RICH RD	11/30/2022	R2023-0014	02/28/2023	12/16/2022	Granted	1,320,900.00	1,288,800.00	(32,100.00)
			<u>Review History:</u> By BOA Recommendation BOA Grant Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Change quality of construction from Good to Average-Good			
F2023-0043	882	13-86-0	DOMENECH FERNANDO J JR SENTERS-DOMENECH CHARLENE	70 SCHOOL ST	11/29/2022		02/28/2023	12/16/2022	Denied	766,500.00	766,500.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Deemed market value			
F2023-0052	3779	35-165-0	EVERETT JOHN T	56 HIGHLAND AVE	11/30/2022	R2023-0015	02/28/2023	12/16/2022	Granted	628,400.00	555,200.00	(73,200.00)
			<u>Review History:</u> By BOA Recommendation BOA Grant Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> 20% UC - no CO until 9-22-22			
F2023-0036	2517	24-99-0	FREEMAN DOUGLAS M	331 NORTH CIRCUIT RD	11/14/2022		02/14/2023	12/16/2022	Denied	1,855,500.00	1,855,500.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Deemed market value			
F2023-0035	2497	24-33-0	GORDON FAMILY BEACH HOUSE LLC	340 WINTHROP RD	11/09/2022		02/09/2023	12/16/2022	Denied	1,390,300.00	1,390,300.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> 40' to house			
F2023-0046	2590	28-2-0	HEWITT CHARLES J & MARSHA J	260 COVE RD	11/30/2022	R2023-0013	02/28/2023	12/16/2022	Granted	1,206,800.00	1,127,700.00	(79,100.00)
			<u>Review History:</u> By BOA Recommendation BOA Grant Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Change style from Custom to Colonial			
F2023-0033	8367	15-60-A	JACOBS NEIL H & POSIN DEBORAH A	249 MAIN ST	11/17/2022	R2023-0007	02/17/2023	12/16/2022	Granted	1,038,800.00	700,000.00	(338,800.00)
			<u>Review History:</u> By BOA Recommendation BOA Grant Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> ATB Award			
F2023-0047	2621	28-44-0	JUSTER MARIA M TRUSTEE	30 INDIAN NECK RD	11/30/2022		02/28/2023	12/16/2022	Denied	1,146,300.00	1,146,300.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Deemed market value			
F2023-0042	673	12-146-0	KRUMPELBECK PETER D & GRETCH	216 HOPKINS DR	11/30/2022		02/28/2023	12/16/2022	Denied	1,017,200.00	1,017,200.00	
			<u>Review History:</u> By BOA Recommendation BOA Deny Abatement			<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u> Deemed market value			

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 12/16/2022
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2023

WELLFLEET, MA

File # Key	Parcel ID	Owner / Co-Owner	Location	Received Date	By	Certif. No / File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0039	8242 14-40-E	LARSEN ROBERT L & ERIC L	155 WEST MAIN ST	11/01/2022		R2023-0009	01/19/2023	12/16/2022	Granted	618,900.00	491,200.00	(127,700.00)
		Review History			By BOA	Recommendation OverRide-C59-S59	Due	Rcv'd	Comment Reduce to FY2022 value			
F2023-0053	4096 36-257-0	NEUWIRTH JACK	30 WOOD DUCK LANE	11/30/2022		R2023-0016	02/28/2023	12/16/2022	Granted	931,400.00	923,800.00	(7,600.00)
		Review History			By BOA	Recommendation Grant Abatement	Due	Rcv'd	Comment Change effective year to 1998			
F2023-0054	7291 PP101770-0-0	NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY	0 VARIOUS	11/15/2022		02/15/2023	12/16/2022	Denied	27,419,190.00	27,419,190.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment Methodology is accounting practice, not a valuation methodology			
F2023-0037	2586 25-16-0	ROTHMAN JULIE & ELLEN K & JOHN M & THOMAS E	146 ROCKWELL AVE	11/28/2022		R2023-0008	02/28/2023	12/16/2022	Granted	107,500.00	25,000.00	(82,500.00)
		Review History			By BOA	Recommendation Grant Abatement	Due	Rcv'd	Comment Severe erosion - house torn down			
F2023-0038	3729 35-113-0	ROUSSEAU CLYDE TRUSTEE	174 PLEASANT POINT RD	11/28/2022		02/28/2023	12/16/2022	Denied	992,000.00	992,000.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment Deemed market value			
F2023-0041	165 8-11-0	RYAN STEPHEN W JR & MARY ELLEN RYAN STEPHEN W III & MICHAEL &	54 OLD GULL POND RD	11/19/2022		R2023-0011	02/19/2023	12/16/2022	Granted	935,300.00	922,500.00	(12,800.00)
		Review History			By BOA	Recommendation Grant Abatement	Due	Rcv'd	Comment 5% economic obsolescence for neighboring property			
F2023-0034	1619 17-2-0	SEGAL DAVID J TRUSTEE	740 OCEAN VIEW DR	11/17/2022		02/17/2023	12/16/2022	Denied	900,600.00	900,600.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment 5' to deck, 25' to house			
F2023-0048	2664 28-87-0	SPAR ARTHUR N & ROCHELLE R	3 NAUSET RD	11/08/2022		02/08/2023	12/16/2022	Denied	1,078,100.00	1,078,100.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment Deemed market value			
F2023-0049	2781 28-202-0	SWANN DOLORES TRUSTEE	175 KING PHILLIP RD	12/01/2022		03/01/2023	12/16/2022	Denied	1,043,500.00	1,043,500.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment Deemed market value			
F2023-0050	6250 28-202-0	SWANN DOLORES TRUSTEE	175 KING PHILLIP RD	12/01/2022		03/01/2023	12/16/2022	Denied	5,220.00	5,220.00		
		Review History			By BOA	Recommendation Deny Abatement	Due	Rcv'd	Comment PP assessment is a percentage of building value			

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 12/16/2022
Sort: NAME1 ASC

Report #25: AbateMENTS General Report
Fiscal Year 2023

WELLFLEET, MA

File #	Key	Parcel ID	Owner / Co-Owner	Location	Received Date	By	Certif. No / File No.	BOA Action Date	Vote Date	Result/ Comment	Committed Value	Adjusted Value	Change
F2023-0040	20	4-4-0	WASSERMAN STEVEN A & DANIEL M WASSERMAN DIANA R	29 GRANNY TREATS RD	11/08/2022		R2023-0010	02/08/2023	12/16/2022	Granted	972,800.00	951,800.00	(20,800.00)
			Review History	Recommendation Grant Abatement	Date	By	Due	Rcv'd		Comment Data correction - basement			
F2023-0045	2541	24-156-0	ZEBROWSKI GEORGE F TRUSTEE	245 CIRCUIT RD	11/28/2022		R2023-0012	02/28/2023	12/16/2022	Granted	1,649,500.00	1,630,100.00	(19,400.00)
			Review History	Recommendation Grant Abatement	Date	By	Due	Rcv'd		Comment Change quality of construction from Good to Average-Good			

Grant Totals

of AbateMENTS Value Adjusted
Totals for Granted: 10 794,000.00
Totals for Denied: 12

Total Number: 22

2022 DEC 22 A 8:53

