

MINUTES
of the
BOARD OF ASSESSORS

RECEIVED
TOWN OF WELLFLEET
2016 DEC -8 PM 2:57

Date: December 7, 2016

Time: 9:00 a.m.

Place: 2nd Floor Conference Room, Town Hall

Members Present: Diane Galvin, Nancy Vail, Gail Stewart

Members Absent: None

Action Taken:

1. After discussion, voted and signed 13 FY17 real estate abatements. 6 granted, 7 denied. See attached list.

Adjourned: 11:20 a.m.

Respectfully submitted,



Nancy Vail
Assessor

Extract: ABATEMENTS
Database: LIVE
Filter: VoteDate = 12/07/2016
Sort: NAME1 ASC

Report #25: Abatements General Report
Fiscal Year 2017

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
F2017-0047	60 5-5-0	BERMAN SUSAN & SHAPIRO ALEXANDER H	105 GRANNY TREATS RD	08/19/2016		11/19/2016	12/07/2016	Deemed Denied	2,628,000.00	2,628,000.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed fair market value			
F2017-0049	1580 16-618-0	BLAKE CHARLES A TRUSTEE BLAKE PATRICIA K TRUSTEE	449 LONG POND RD	09/08/2016	R2017-0025	12/08/2016	12/07/2016	Granted	748,300.00	713,600.00	34,700.00
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Data corrections - story height, primary style, ODS			
F2017-0044	1370 15-124-0	BUTTIGNOL CAROLYN (VOIGT) C/O BUTTIGNOL ANTHONY	45 MAIN ST	11/16/2016	R2017-0024	02/16/2017	12/07/2016	Granted	477,400.00	441,200.00	36,200.00
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Change quality to AVG, accelerate depreciation			
F2017-0043	1403 15-160-0	DRUCKER BRUCE D TRUSTEE DRUCKER CLAUDIA R TRUSTEE	236 BAKER AVE	10/31/2016		01/31/2017	12/07/2016	Denied	676,000.00	676,000.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed market value			
F2017-0045	1948 20-89-0	FAWKES GORDON	144 CLARK AVE	11/16/2016	R2017-0026	02/16/2017	12/07/2016	Granted	290,300.00	290,100.00	200.00
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Lot size 6400 sf not 6534			
F2017-0046	9 3-3-0	GORMLEY CHARLES JOHN TRUSTEE	319 BLACK POND RD	09/29/2016		12/29/2016	12/07/2016	Denied	658,200.00	658,200.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed fair market value			
F2017-0040	1790 19-120-N	LIEBERMAN RACHEL R	575 CHEQUESSETT NECK RD	10/31/2016		01/31/2017	12/07/2016	Denied	392,000.00	392,000.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed market value & in line with others in complex			
F2017-0042	1227 14-189-0	NEEDEL DANIEL T & ANNE M	1523 BAKER AVE	11/17/2016		02/17/2017	12/07/2016	Denied	739,400.00	739,400.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed market value			
F2017-0038	2143 21-116-N	OASTLER WAYNE E & MARIE J	205 COMMERCIAL ST	11/16/2016	R2017-0022	02/16/2017	12/07/2016	Granted	651,200.00	520,000.00	131,200.00
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Reduce to abutler sale price of \$520,000			
F2017-0048	512 9-635-0	POSSNER MARTHA C C/O POSSNER MARTHA C LIFE ESTA	74 SCHOOL HOUSE HILL RD	10/26/2016		01/26/2017	12/07/2016	Denied	642,900.00	642,900.00	
		Review History By Recommendation BOA			Date	Due	Rcv'd	Comment Deemed market value			

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F2017-0039										
1788 19-120-L	ROSENSTREICH DAVID L & VICTORIA	575 CHEQUESSETT NECK RD	10/27/2016		01/27/2017	12/07/2016	Denied	626,900.00	626,900.00	
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
		BOA	Deny Abatement				Value override since 2011 removed			
F2017-0037										
2751 28-179-0	SMITH SYLVIA E	85 MASSASOIT RD	11/16/2016	R2017-0021	02/16/2017	12/07/2016	Granted	452,000.00	434,900.00	17,100.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
		BOA	Grant Abatement				Increase factor for no driveway to 30%			
F2017-0041										
265 8-103-0	SPEROS JAMES D & NOREEN M	250 OLD HAY RD	10/26/2016	R2017-0023	01/26/2017	12/07/2016	Granted	922,900.00	856,400.00	66,500.00
	<u>Review History:</u>	<u>By</u>	<u>Recommendation</u>	<u>Date</u>	<u>Due</u>	<u>Rcv'd</u>	<u>Comment</u>			
		BOA	OverRide-C59-S59				Change quality to GVG			

Grant Totals

	# of AbateMENTS	Value Adjusted
Totals for Granted:	6	285,900.00
Totals for Denied:	6	
Totals for Deemed Denied:	1	
Total Number:	13	