



**ASSESSORS OFFICE
TOWN OF GROVELAND**

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N. Dana Moody
William Darke

Approved Minutes April 13, 2021

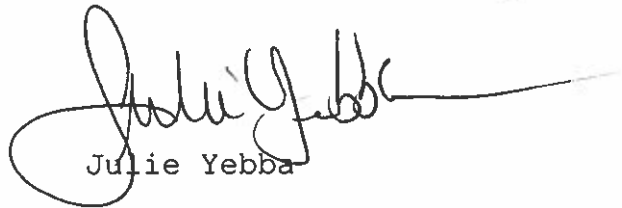
Date: April 09, 2021

Meeting called to order 9:05am, in attendance Dana Moody, Bill Darke and Julie Yebba.

The board reviewed the recommendations from the Board's consultant, Bill Krajeski, regarding applications for abatements. The Board voted unanimous to grant eight applications and deny six. For a list of the recommendations, see the document attached to these minutes.

09:30am Board voted to adjourn

Respectfully Submitted,


Julie Yebba

TOWN OF GROVELAND
2021 APR 13 AM 8:57
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Groveland – 2021 Abatement Recommendations

Stephen Lentini

Parcel# - 39-108 / Location - 123 Washington Street

Assessment – 322,800

Claims interior damage – condition issues

Recommend – move condition to fair

Abate to 294,800

Denn Family Revocable Trust

Parcel # 18-061-A / Location - 265 Center Street

Assessment – 685,700

Error made in record. We removed a factor for an unfinished area that is still unfinished

Recommend – reapply factor

Abate to 609,500

Cathleen Chadwick

Parcel # 25-012-1303 / Location – 1303 Alyssa Drive

Assessment – 454,800

The owner is disputing the finished area. The area on the card is inflated because a portion of the basement is finished and that adds to the total finished area. However, that basement are finish adds about 7,000 to the assessment. It is not valued like the first/second floors.

The owner also claims 2.5 baths – this needs to be corrected as we have 3.5

Recommend – remove 1 bath

Abate to 449,800

Stephen Fortini & Karen DOrlando

Parcel # 34-010-306 / Location – 306 Diane Circle

Assessment – 380,300

Reviewed all data submitted. General argument with no basis for reduction.

Recommend – Deny

Ann Marie Graham

Parcel # 25-012-906 / Location – 906 Alyssa Drive

Assessment – 378,900

Reviewed all data submitted. General argument with no basis for reduction.

Recommend – Deny

Alexandra Dumitriu

Parcel# - 46-105 / Location – 17 Pond Street

Assessment – 536,100

Home purchased November 2020 for 435,000. The buyer claims home was in substantial disrepair. Bathrooms ripped out, exterior siding damaged, roof poor, barn in disrepair.

Recommend – move condition to fair, reduce bath/kitchen ratings, add ½ bath, NC -5%

Abate to 438,800

Paul & Muriel Ford

Parcel # 25-012-1407 / Location – 1407 Alyssa Drive

Assessment – 391,900

Reviewed all data submitted. The unit is assessed as 1 level with 2 baths. General argument with no basis for reduction.

Recommend – Deny

Cathleen McDevitt

Parcel # 25-012-1305 / Location – 1305 Alyssa Drive

Assessment – 416,900

Reviewed all data submitted. General argument with no basis for reduction.

Recommend – Deny

Gregory & Christin Grugnale

Parcel # 12-55 / Location – 62 Seven Star Road

Assessment – 643,800

Reviewed all data submitted. Owner paid 659,900 in August 2019. Compares to 14 Pecker Lane as same house/same builder. The Pecker Lane house was purchased in August 2016 for 539,000. Both houses are graded B-.

There is an error in the house area that needs to be corrected. The coding was changed from TSP to TQS.

Recommend – change coding

Abate to 604,200.

Paul & Kerri Carpenter

Parcel # 42-072 / Location – 23 Stonebridge Road

Assessment – 646,600

Reviewed all data submitted. Home was considered 10% incomplete for the 2020 assessment. Removing the 10% (construction completed for the 2021 assessment) added 45K to assessment. The remaining value increase is in line with the change in values for 2021.

Recommend – Deny

Cedardale Swim & Tennis Club

Parcel # 27-001 / Location – 20 Bare Hill Road

Assessment – 2,871,000

Facility closed due to pandemic. Complete loss of all income.

I would suggest a temporary reduction of 20% in value. The value should remain at the current for the 2022 assessment. He can reapply if the situation remains the same.

Recommend – 20% reduction in value

Abate to 2,296,200.

Cedardale Swim & Tennis Club

Parcel # 27-002 / Location – 20 Bare Hill Road

Assessment – 332,200

Facility closed due to pandemic. Complete loss of all income. This is a vacant parcel. Don't believe this impacts the land value

Recommend – 2Deny

Candence Shimmin & Candice Bucchiere

Parcel # 34-010-203 / Location – 203 Diane Circle

Assessment – 413,700

The square footage of the unit is incorrect

Recommend – Adjust area

Abate to 401,300

Timothy & Patricia Crowley

Parcel # 07-044 / Location – 25 Broad Street

Assessment – 458,500

Property burned in August 2021.

Technically – this property was damaged after the assessment dates. The abatement should be handled thru another process. Awarding an abatement may cause issues if they were to appeal your decision. If you chose to abate, I would remove 50% of value.

Abate to 271,300
