



MANCHESTER-BY-THE-SEA

BOARD OF ASSESSORS • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-2010 FAX (978) 525-6433
www.manchester.ma.us

Board of Assessors Meeting January 11, 2018

The meeting began at 5:30 p.m. Louis Logue, Chairman, Tim Girian, and Jeff McAvoy, members of the Board and Virginia N. Thompson, MAA, Principal Assessor were present.

The Board received and reviewed the minutes for the December 7, 2017 meeting. Mr. Logue made a motion to accept the minutes as written. Mr. McAvoy seconded the motion with all in favor.

The Board reviewed and signed the monthly abatement totals for December 2017.

The Board discussed the additional money that was needed out of the Overlay to cover the OBRA and FICA for the 2 Senior Work Off participants. Mr. Logue made a motion to transfer \$286.02 from overlay to cover that cost. Mr. Girian seconded the motion with all in favor.

The Board reviewed a 61A Deferral application from Judith Sudduth and voted to defer \$753.34 and there would be a surcharge of \$3.22 that must be paid. Mr. Girian made a motion to approve the deferral of \$753.34. Mr. Logue seconded the motion with all in favor.

The Board signed 3 Assessment Notices to be posted in 3 locations in Town. One will be posted at Town Hall, one at the Post Office and one at the Library.

The Board reviewed the abatement applications that have come in to-date. There have been three with the deadline to file being February 1, 2018.

1. 44 Walker Road – The property was purchased in 2017. We are using 2016 sales for our assessments and are within 10% of market value. Mr. Logue made a motion to deny the application. Mr. Girian seconded the motion with all in favor.
2. 504 Summer St. – personal property application – Owner has been living there full-time since 2015 and has been assessed for a second home. – Mr. McAvoy made a motion to abate the full tax for this year. Mr. Girian seconded with all in favor.
3. 17 Old Essex Rd. – The property was purchased in 2017. The Board felt that they paid less than it was worth and the assessment was fair market value. Mr. Girian made a motion to deny the application. Mr. McAvoy seconded. Mr. Logue recused himself due to a conflict.

The Board made their picks for how many abatement applications we would receive. Mr. Logue – 17, Mr. Girian – 32, Mr. McAvoy – 29, Ginny – 25 and Liz – 12.

The Board received Ginny's Monthly and Quarterly reports to review at their leisure.

Other Business:

New – 1) Town Reports for Assessors and Building 2) Essex County tax rates and tax bill averages for FY2018 3) Ginny notified the Board that she has been working here 23 years on the 9th. 4) Ginny notified

the Board that she had received an e-mail from the Attorney for Historic New England about filing an abatement request and their 3ABC.

Old - None

The next meeting was scheduled for Thursday, February 8, 2018 at 5:30 p.m. in room#5.

At 6:20 p.m. Mr. Logue made a motion to adjourn the meeting. Mr. McAvoy seconded the motion with all in favor.

Documents for this meeting were as follows:

- Minutes for December 7, 2017 meeting
- Monthly abatement reports for December 2018
- Statement on additional overlay for Senior Work Off
- 3 Assessors Notices (at posted locations)
- 3 Abatement Applications (confidential)
- Ginny's Monthly report
- Ginny's Quarterly report

Respectfully submitted,



Virginia N. Thompson, MAA
Principal Assessor

APPROVED: Feb. 8, 2018 Documents for this meeting can be found in the Assessor's Office