



TAX BOARD OF ASSESSMENT REVIEW MEETING

January 17, 2013

Present: Garrett Mancieri, Chairman of the Board
Joseph Brillon, Board Member
Soren Seale, Board Member
Christopher Celeste, Tax Assessor
Lori Flanagan, Recording Secretary

Meeting opened at 6:00 P. M.

1st Applicant: Amco, Inc.
131 Mason Street 09H-032-002

Taxpayer states his old assessment was \$256,000, now his new assessment is \$280,000. The business is for chemical used for pools, also there is a store in the front and the bar is closed. Taxpayer said he spent 10 times more then what he wanted to.

2nd Applicant: James Cournoyer
183 Glen Road 13H-226-018

Taxpayer believes his assessment should be closure to \$250,000 not \$280,900. Taxpayer had a full appraisal from Jeff Fontaine a certified residential appraiser for \$250,000 also has several comps. The house located at 137 Oakley Road sold for \$105,000 which is right behind the taxpayer house, also the house at 55 Glen Road sold for 204,000. He did have pictures of his garage and also his neighbors in which the neighbor's garage had a new roof and doors.

3rd Applicant: Craig Brabham
86 Stoneham Drive 61B-079-028

Taxpayer states his house is a 1 bedroom house were as the tax assessor office has it as a 3 bedroom home. Taxpayer did have an appraisal done in which it came in at \$125,000 and the City has the assessment at \$153,400 also he had recent sales in the area along with pictures.

4th Applicant: Boucher Properties, LLC (John Boucher)
600 Cass Avenue 39D-006-001

Property is listed as a 2 story building taxpayer says it is a 1 story building with a finished basement this is were his office is. Taxpayer has 4 different comps averaging for the depreciation code for the 4 comps are 60% his property is 39%. Look at year built they were all

built around the same time. Value based on square footage is \$24.75 and finished area is \$32.85 a square foot. Taxpayer thinks the value should be \$240,000 not \$339,400. It has 4 units they have 2 bedrooms each. Also, taxpayer had an income and expense questionnaire.

Boucher Properties LLC (John Boucher)

191 Social Street 22H-001-001

Square footage for the first floor is 11,900 sq ft there is only 11,760 square ft. The assessor's card has 1,272 the canopy is only 1,132. Taxpayer said the garage is correct the upper story finished card has 47,292 the basement only has 47,088 Taxpayer said there is no vault for 1,300 square feet.

Boucher Properties LLC (John Boucher)

562 Cass Avenue 39D-291-002

Taxpayer states this is just a matter of correcting square footages the building only has 3,233 not 3,689 sq ft. The building was built in 1935 not 1968 seen in the paper this was the former Auclair appliance a church rents a portion in the back of the building.

Boucher Properties LLC (John Boucher)

1371 Mendon Road 49C-062-071

Comps are for the land value on two properties on Diamond Hill one is being assessed at \$120,000 and the other is \$109,000 per acre. Taxpayer states he is being assessed at \$160,000 per acre. On the average it should be \$105,000 to \$106,000. Value should be \$393,000 to \$417,000.

Boucher Properties LLC (John Boucher)

1397 Mendon Road 49C-366-001

Year built 1968 this built way before that this is the old St Joseph School building it was converted into apartments in 1968. Taxpayer says there is no pool, has not been their in years pulled a permit to remove it. Taxpayer says living area is minus 200 feet of 5,933 because the 200 feet is the boiler room.

REMP Inc. (John Boucher)

Papineau Avenue 47C-102-008

Purchased this for \$50,000 and being assessed at \$68,800 the lot is near the dead end.

REMP Inc. (John Boucher)

Bourassa Avenue 48A-117-023

Taxpayer says he being assessed at \$34,300 is there anything else he has to due.

5th Applicant: Susanne Simpson
6 Hillview Street 33A-045-045

Single lot kind of a wedge pie shape with no water or sewers has none accessible. They appraised at \$81,000 before my hearing and then they brought it down to 72,600. Taxpayer still thinks that is a lot of money for a no buildable lot with ledge and has no excess to it.

6th Applicant: Carolyn A. Michaud (Roland M. Michaud)
Hillview Street 31A-009-010

This lot has 40-50 feet frontage on Jillison Avenue there is a stream that runs down from Bernon Heights through Jillison. Taxpayer says there is no water or sewer on the property you could build one house on this lot. Bought this property back in 1980's and the cost was about \$8,000.

Roland M. Michaud
Cottage Street 16B-258-005 39G-157-029

Bought both lot from the City for \$24,000 each they have market by Boucher and Cote and the sale price was \$25,000 per lot. Taxpayer can't even sell the lots.

Roland M. & Suzanne M. Michaud
Cot Avenue 27E-168-009

Taxpayer can't even sell the lot it is a clear lot because of the high water table. You are limited to a walk out slab because with no basement it is assessed at \$48,000.

Roland M. Michaud
39 Wood Avenue 27E-168-009

This house is a two family home taxpayer paid \$80,000 the house sits in the middle of two larger family homes. First floor has 3rd bedrooms, and 2nd has one bedroom. There are no replacement widows.

Roland M. Michaud
598 Manville Road 29A-029-019

Bought this house in 1987 it is a two family home 3 bedrooms on the 1st floor and 3 bedrooms on the 2nd floor. This a large piece of land with 70 degree slop in the back that two house done sold in the \$80. Permits have been taken to remove porches.