

WEYMOUTH ASSESSORS MEETING
MAY 7, 2012

CHAIRMAN PAUL HALEY CALLED THE MEETING TO ORDER AT 6:30 P.M. IN ROOM 10 AT THE MCCULLOCH BUILDING. THE FOLLOWING MEMBERS WERE PRESENT: PAUL HALEY, CHAIRMAN; KEVIN SPELLMAN, VICE CHAIRMAN; ROBERT BRINKMANN, CLERK; AND JACK SHEEHAN, ALTERNATE MEMBER.

A MOTION WAS MADE BY MR. BRINKMANN, SECONDED BY MR. SPELLMAN, AND SO VOTED "TO APPROVE THE MINUTES OF MARCH 1, 2012 AS WRITTEN." MR. HALEY ABSTAINED AS HE WAS NOT PRESENT AT THAT MEETING.

A MOTION WAS MADE BY MR. SHEEHAN, SECONDED BY MR. BRINKMANN, AND SO VOTED "TO APPROVE THE MINUTES OF APRIL 9, 2012 AS WRITTEN." MR. SPELLMAN ABSTAINED AS HE WAS NOT PRESENT AT THAT MEETING.

A MOTION WAS MADE BY MR. BRINKMANN, SECONDED BY MR. SHEEHAN, AND SO VOTED "TO APPROVE THE MINUTES OF APRIL 23, 2012 AS WRITTEN." MR. HALEY ABSTAINED AS HE WAS NOT PRESENT AT THAT MEETING.

A MOTION WAS MADE BY MR. SPELLMAN, SECONDED BY MR. SHEEHAN, AND SO VOTED "TO APPROVE THE MINUTES OF APRIL 30, 2012 AS WRITTEN." MR. HALEY AND MR. BRINKMANN ABSTAINED AS THEY WERE NOT PRESENT AT THAT MEETING.

PAUL KAPINOS AND SUE LABORNE OF PK VALUATION GROUP WERE PRESENT TO DISCUSS NEW VALUE SCHEDULES AND PRICING.

CHAIRMAN HALEY STATED THAT WEATHERVANE IS A CONTINUING CHALLENGE. ONE PROBLEM IS THAT WE CAN'T ALWAYS GET IN. HE ALSO ASKED IF WE SHOULD BE LOOKING AT STYLE AS MUCH SINCE THE PRODUCT IS PRETTY MUCH THE SAME, PERHAPS SQUARE FOOTAGE SHOULD BE LOOKED AT MORE.

MR. KAPINOS STATED THAT THE VALUES ARE DONE BY SQUARE FOOTAGE AND THAT THEY JUST GOT INTO 65% OF THE WEATHERVANE CONDOS. SOME HAD FINISHED BASEMENTS THAT WEREN'T PREVIOUSLY PICKED UP. HE STATED THAT DEPRECIATION WILL BE CONSIDERED ON THE UNITS THAT ARE OLDER. HE ALSO STATED THAT THERE WILL BE 3 LOCATION CODES, ON THE GOLF COURSE, LOOKING AT THE GOLF COURSE, AND EVERYONE ELSE.

INDIVIDUAL UNITS WERE DISCUSSED.

MR. KAPINOS STATED THAT THERE WERE 8 ABATEMENT REQUESTS OUT OF 128, ONE OF WHICH PAID \$100,000 MORE THAN THE VALUE. HE SAID HE LOOKED AT 25 SALES, 2009 TO PRESENT, AND THERE WERE 11 SALES FOR THIS YEAR. THE TREND IS THE VALUES ARE GOING UPWARD.

MR. SPELLMAN ASKED THAT MR. KAPINOS LOOK AT THE SALES FROM A HISTORICAL STANDPOINT.

MR. KAPINOS STATED THAT THERE IS A DIFFERENT VALUE FOR THE SQUARE FOOTAGE UPSTAIRS BECAUSE OF THE POSSIBILITY TO BE BUILT IN THE FUTURE.

CHAIRMAN HALEY STATED THAT HE WANTS TO BE ABLE TO SHOW TAXPAYERS THAT THEY ARE BEING TREATED FAIRLY.

MR. KAPINOS SAID THAT A LETTER COULD BE SENT OUT TO THOSE THAT THEY DID NOT GET INTO.

CHAIRMAN HALEY STATED THAT HE WOULD LIKE TO HAVE A SENSE OF WHERE WE ARE GOING WITH VALUES FOR NEXT YEAR BEFORE MAKING A DECISION ON THE ABATEMENTS.

MR. KAPINOS SAID IT IS WAY TOO EARLY TO LOOK AT NEXT YEAR'S VALUES, BUT HE WILL TAKE THE BOARD'S INFORMATION AND ABATEMENT REQUESTS AND COME UP WITH A RECOMMENDATION.

CHAIRMAN HALEY SAID HE WOULD LIKE IT IN THE RANGE OF WHERE THE VALUES ARE HEADING.

MR. KAPINOS SAID THAT WITH THE CONVERSION, ALL CONDOS WILL BE REMODELED FOR THE ACTUAL AND WE WILL RECEIVE THE INFORMATION WITH AMPLE TIME TO REVIEW.

HE STATED THAT HE HAS HIRED 4 NEW EMPLOYEES, SO HE HAS 12 EMPLOYEES ALTOGETHER AND THAT THEY ARE AHEAD OF SCHEDULE ON THE CYCLICAL REVIEW.

MR. KAPINOS ALSO STATED THAT THE DEPARTMENT OF REVENUE HAS RULED THAT TOWNS CAN NO LONGER VALUE DEVELOPMENTAL RIGHTS FOR CONDOMINIUMS.

MR. ANDREW KARA WAS PRESENT TO DISCUSS THE VALUE OF FRIENDLY'S AT 415 WASHINGTON ST.

THE BOARD TOOK THE INFORMATION DISCUSSED BY MR. KARA UNDER ADVISEMENT.

MR. SPELLMAN ASKED MRS. PANTERMOLLER IF MR. KARA HAD SENT AN INCOME AND EXPENSE FORM.

MRS. PANTERMOLLER SAID THAT HE HAD NOT, BUT SHE WILL REQUEST IT.

THE BOARD REVIEWED SEVERAL ABATEMENT AND EXEMPTION APPLICATIONS. DECISIONS WERE MADE ON EACH ONE AND SO NOTED ON THE APPLICATION.

NEXT MEETING – JUNE 5, 2012

A MOTION WAS MADE BY MR. SPELLMAN, SECONDED BY MR. BRINKMANN, "TO ADJOURN" AT 8:30 P.M.

A handwritten signature in black ink, appearing to read 'Robert Brinkmann', with a stylized, cursive script.

ROBERT BRINKMANN
CLERK