

BOARD OF ASSESSORS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

W. Arthur Garrity, III, Chair • David C. Chapin • Stephen D. Mahoney

Donna McCabe, AAS, Chief Assessor

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Meeting Notice

Meeting: Board of Assessors
Date: Friday, September 6, 2019
Time: 8:00 a.m.
Place: Assessors' Office, 1st floor, Town Hall

Agenda – Revised (9/3/2019)

Call to Order:

Old Business:

- Minutes from May 24, 2019

New Business:

- Reorganize board – elect new chair
- Tax Deferral – approve new applicants and sign liens
 - Pradip & Rupa Shah – 24 Martin Road
 - Thomas Sobell, Trustee – 11 Wildon Road
- FY2020 proposed commercial values – John Regan, MAI

Appellate Tax Board (ATB) – pending FY2018 and FY2019 appeals – discussions to be held in Executive Session under Purpose 3 to discuss potential litigation at the ATB

- List of pending appeals – **attached below**
- Jurisdictional Defects – town counsel filed motions to dismiss on five appeals, motion hearings on September 12, 2019
- Linden Square – pending case – hearing September 30, 2019
- Friends Meeting – pending case – hearing continued until October

Adjourn:

**STATE APPELLATE TAX BOARD
PENDING APPEALS**

Prop. Type	Location		Map ID	Owner	Rep.	Docket #	Fiscal Yr	AV	Notes
101	8	Bancroft Rd	44-51	Glick, Althea S & Glick, Herbert, Trustees		X308625	2019	\$1,232,000	
101	26	Benvenue St.	114-16-T	Wellesley Meeting of Friends		F335865	2018	\$62,000	
101	55	Cliff Rd	84-59	Orazem, Edward J, Trustee	Allilson Azar	X-308717	2019	\$2,447,000	INTEREST ON BILL
101	20	Clovelly Rd	65-42	Ebersole, Arthur James & Teresa Watts		X308836	2019	\$1,612,000	
101	32	Donizetti St	110-59	Wardwell, Frederick B, Jr		F337568	2019	\$976,000	
101	53	Falmouth Rd	131-14	Goldberg, Louise		F337515	2019	\$2,381,000	
101	10	Fisher Ave	171-14	Messing, Robert S & Priscilla M		X308648	2019	\$831,000	INTEREST ON BILL
101	10	Intervale Rd	51-59	Sullivan, Dianne F, Trustee		X308741	2019	\$710,000	
101	15	Lathrop Rd	90-29	Kuo, Ben Ming-Che		F338442	2019	\$1,595,000	
101	102	Manor Ave.	203-37	Qi Yu		X308712	2019	\$1,335,000	sale in 2015 \$1,284,918
101	66	Maugus Ave	55-3	Lebner, Michael & Patricia A		X308877	2019	\$2,149,000	FILED LATE AT ATB
101	18	Ordway Rd	57-2	Bubna, Nilesh Kumar & Aparajita		F338688	2019	\$2,208,000	sale 5/14/18 \$2,315,000
101	3R	Westminster Circle	147-1	Malone, John T & Janine E		F337925	2019	\$2,150,000	
101	28	Windsor Rd	47-29	Davies, Randall & Jamie		F339401	2019	\$3,245,000	
comm	50	Central St.	124-88	Wellesley (E & A), LLC	Paradigm - Issac Fizer	F337796	2019	\$14,386,000	FILED LATE w/TOWN
comm	66-72A	Central St	137-32	B&C Washington Street LLC	Mark J. Witkin	F337715	2019	\$7,808,000	
comm	74	Central St.	137-33	Linear Retail / Tenant Gap	Paradigm - Issac Fizer	F335843	2018	\$8,123,000	for tenant the GAP
comm	74	Central St.	137-33	Linear Retail / Tenant Gap	Paradigm - Issac Fizer	F337808	2019	\$8,476,000	FILED LATE w/TOWN
comm	161-231	Linden St.	123-43	FR Linden Square, Inc.	Bruce Stavitsky	F335786	2018	\$44,573,000	
comm	161-231	Linden St	123-43	FR Linden Square, Inc	Bruce Stavitsky	X308696	2019	\$50,449,000	
comm	162-200	Linden St.	123-40	FR Linden Square, Inc.	Bruce Stavitsky	F335788	2018	\$89,036,000	
comm	162-200	Linden St	123-40	FR Linden Square, Inc	Bruce Stavitsky	X308694	2019	\$93,979,000	
comm	239-251	Washington St	64-8	Wellesley Marketplace Realty Trst	Mark J. Witkin	F338008	2019	\$5,006,000	
comm	380-386	Washington St	75-41	Playhouse Nominee Trust	Mark J. Witkin	F338007	2019	\$12,209,000	
comm	422	Worcester St	64-20	Hills Medical, LLC	Mark J. Witkin	F337958	2019	\$2,286,000	
comm	868	Worcester St	182-45	868 Worcester St. Corp	Dennis DiSchino	X308980	2019	\$1,835,000	FAILURE TO COMPLY - 61A REQUEST
505			118	AT & T Corp	Jones, Richard	F320203	2014	\$267,800	
505			118			F323768	2015	\$283,100	
505			118			F327128	2016	\$274,200	
505			118			F333868	2018	\$237,000	
505			118			F336509	2019	\$220,600	
505			2947	TC Systems (fka Teleport Communications)	Jones, Richard	F320263	2014	\$365,100	
505			2947			F323714	2015	\$387,600	
505			2947			F327072	2016	\$346,400	
505			2947			F333939	2017	\$364,000	
505			2947			F336457	2019	\$1,567,300	