



Carlisle Board of Assessors

Meeting Date: Tuesday, March 21, 2023

Town Hall, Heald Conference Room

66 Westford St

Carlisle, MA 01741

BOA members in attendance

- Ken Mostello, Chair
- Karen Yeyinmen
- David Boardman

Others in attendance:

- Principal Assessor, Brian Macdonald
- Assessor's Assistant, Frank Schembari
- Frank Golis, 282 Brook St

Meeting called to order at 8:05am.

Deck House Advisory Group

- Mr. Mostello provided an update from the previous Deck House Advisory Group meeting. There were positive conversations between contributors during the first meeting.
- Mr. Mostello would like the group to be able to agree on the same set of facts. The group has also agreed that there is no dissention that the values of the homes have increased substantially.
- Ms. Yeyinmen agreed to represent the board at the next meeting.
- Mr. Macdonald will follow-up with the Town Administrator to set a date for the next meeting.

Department Update

- Mr. Macdonald has had positive conversations with Mr. Vellutti on establishing a contract for cyclical inspection work.
- Mr. Macdonald and the Town Planner met with representatives from AppGeo to discuss an opportunity to host the town's GIS layers and to modernize the town's GIS infrastructure.



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- The Assessor's Office also worked on a project to time trend home sales against the Case-Schiller Home Index to consider home sales with a small sample size.

282 Brook St – Mr. Golis

- Mr. Golis provided information to the board to support his pending Abatement. He shared concerns that his building value has increased 65% year-over-year, much larger than any other property in town.
- Mr. Golis compared his property to other Cape style homes that have sold in 2021 and his assessment is higher than these other homes. Mr. Mostello clarified which homes are used for sales analysis and the definition of a non-arm's length transaction.
- Mr. Boardman questioned Mr. Golis for his reason for listing the property in 2022 for \$1,150,000. Mr. Golis confirmed that list price was based on advice from realtors and the greater market. He received zero offers on his house after forty days and removed the listing.
- Mr. Mostello summarized that the concerns which support Mr. Golis' application are the issues of the nonconforming lot size and the quality factors on the record card; Mr. Golis confirmed.

Mr. Mostello motioned to enter Executive Session for discussion of applications for abatement. Ms. Yeyinmen seconded. Carried 3-0.

Meeting adjourned at 11:00am

Motioned for approval:	Ms. Yeyinmen
Second:	Mr. Boardman
Roll call vote:	3-0 in favor
Date approved:	March 28, 2023