



Carlisle Board of Assessors

Meeting Date: Tuesday, April 4, 2023

Town Hall, Heald Conference Room

66 Westford St

Carlisle, MA 01741

BOA members in attendance

- Ken Mostello, Chair
- Karen Yeyinmen

BOA members absent

- David Boardman

Others in attendance:

- Principal Assessor, Brian Macdonald
- Assessor's Assistant, Frank Schembari
- Brigitte Senkler, 523 Curve St

Meeting called to order at 8:05am.

Minutes Approval

Mr. Mostello motioned to approve the minutes from the BOA meeting on March 28, 2023.

Seconded by Ms. Yeyinmen. Carried 2-0.

Deck House Advisory Board Update

- Ms. Yeyinmen provided an update about the discussions during the previous Deck House Advisory Board meeting.
- The meeting was focused on determining the distinct attributes of Deck House properties and how those features can be captured on the property record cards. The Town Administrator wrapped up the meeting with proposing a set of recommendations for the Deck House owners and the Board of Assessors to agree upon.
- Mr. Mostello will represent the Board at the next meeting.



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- Ms. Senkler provided additional context to the Board regarding the Deck House sales within the current housing market. Neighborhood factors and the age of the house influence the marketability of an individual Deck House. Ms. Senkler confirmed that the large quantity of Deck House properties in Carlisle does not compare to the surrounding towns. She shared an anecdote that today's buyers "don't want to buy their parents' colonials" and are driving the appeal of mid-century modern homes.

523 Curve St – Ms. Senkler

- Ms. Senkler provided information to the board to support her pending Abatement. She shared a building plan of her property which highlights that the square footage captured on the record card needs to be corrected.
- Ms. Senkler also shared that the house was built in 1680, not 1750 as was described by the property record card. This affects the value of the house because the ceiling height is much lower than comparable homes as a result of evolving building codes from the 17th century to the 18th century.
- Lastly, Ms. Senkler shared that the cost per square foot is higher than any other comparable home and that the corrections made to the gross living area and year built would bring her assessment closer to her opinion of value.

Department Update

- Mr. Macdonald continues to have positive conversations with Mr. Vellutti to reach a deal on working with the town to complete overdue cyclical inspections.
- The Board began to review the recommendations from the Deck House Advisory Board. Some of the recommendations are already ongoing projects, including increasing the cyclical inspections and data quality of the property record cards.
- Another recommendation would involve publishing preliminary assessment values before submitting to the Department of Revenue, so that taxpayers can review and request revisions before the tax rate is set.
- The Board agreed to table approving any recommendations until Mr. Boardman's return.



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Ms. Yeyinmen motioned to enter Executive Session for discussion of applications for abatement. Mr. Mostello seconded. Carried 2-0.

Meeting adjourned at 10:00am

Motioned for approval:	<u>Ken Mostello</u>
Second:	<u>Karen Yeyinmen</u>
Roll call vote:	<u>2-0</u>
Date approved:	<u>4/25/2023</u>
Submitted By:	<u>Frank Schembari</u>