



Carlisle Board of Assessors

Meeting Date: Tuesday, April 18, 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

Meeting called to order at 8:05am.

Minutes Approved

The board approved minutes for the April 11th meeting with Mr. Mostello motioning, Ms. Yeyinmen seconding, and a 2-0 vote in favor.

The board approved minutes for the April 14th meeting with Mr. Mostello motioning, Ms. Yeyinmen seconding, and a 2-0 vote in favor.

Department Update

- Mr. Macdonald stated that the Senkler property filing would be the last reviewed because it was complicated and there were a number of regulatory requirements that had to be met.



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Taxpayer's cases. The board offered each taxpayer 20 minutes to state their cases but some went considerably longer.

Taxpayer Case #42

Kathryn and Andre Avanesov of 181 Rutland Street, represented by Attorney Mark Lichtenstein.

Assessed: \$1,035,900

Opinion: \$950,000

The house was bought in 2020 according to Attn Lichtenstein for \$765,000. The taxpayer's reason for applying centered on what they believed was an inferior grade of materials, citing tile and carpeted floors instead of the hardwood normally associated with Deck Houses. She also mentioned the house was drafty and dark and that tree work was needed. The glass is original and not thermally insulated.

Mr. Macdonald revised the finished square footage to 2,574 from 2,825 after inspecting.

Taxpayer Case #43

Mr. David Kulik and Ms. Deena Scaperotta of 109 Judy Farm Road.

Assessed: \$1,284,500

Opinion: \$1,050,000

The house has a finished porch, not screened, as was noted in the property record. The homeowners stated that the finished area noted on the property record was wrong.

Taxpayer Case #29

Mr. Aaron Dunning of 15 Indian Hill

Assessed: \$1,348,000

Opinion: \$1,060,000

The house has far more unfinished space on the first floor than was noted on the property records. The condition was listed as VG, but is actually more average. The original mahogany sliders were replaced with aluminum and the deck railing were replaced with aluminum instead of stainless steel which is normal for Deck Houses. Mr. Dunning disputed the timing of the sales used for mass assessment. Mr. Macdonald noted that sales are adjusted when they occur significantly apart from the date for the assessment.



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Ms. Yeyinmen motioned to enter Executive Session at 10:15 am for discussion of applications for abatement. Mr. Mostello seconded. Carried 2-0.

Mr. Mostello motioned to return to the public meeting at 11:00 am, concluding the discussions of the abatements. Ms. Yeyinmen seconded. Carried 2-0

Meeting adjourned at 11:05 am

Motioned for approval:	<u>K. Mostello</u>
Second:	<u>K. Yeyinmen</u>
Roll call vote:	<u>2-0</u>
Date approved:	<u>May 2, 2023</u>
Submitted By:	<u>K. Mostello</u>