



Board of Assessors
Town Hall
365 Boston Road .
Billerica, Massachusetts 01821

JOHNB. SPEIDEL, *Chairman*
RICHARD J. SCANLON, *Associate*
RICK A. LADD, *Associate*

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MINUTES
BOARD OF ASSESSORS MEETING
March 31, 2023
1:30 PM

Meeting was called to order at 1:30 PM. Present Physically were Chief Assessor and Chairman John Speidel Associate Rick Ladd. Associate Richard Scanlon attended the meeting telephonically.

- I. OLD BUSINESS- Acceptance of Minutes from the last meeting – Mr. Speidel presented the Minutes from the Board meeting of March 10, 2023. Associate Rick Ladd made a motion to accept the minutes seconded by Associate Richard Scanlon. After consideration, the Minutes were approved unanimously 3-0 by the Board.
- II. PUBLIC COMMENT
Public Comment - No person appeared for Public Comment at this meeting.

FIRST ORDER OF NEW BUSINESS – The Board voted to abate the Billerica Country Club Fiscal year 2023 Abatement Application as part of a 2021 ATB settlement. Associate Rich Scanlon made a motion to abate The Billerica Country Clubs value by \$75,000. Associate Rick Ladd seconded the motion, and the vote was unanimous.

SECOND ORDER OF NEW BUSINESS -The Board voted to deny the following 2023 Commercial and Industrial Real Estate Abatements:

Location	2023 Values	Vote
11 Executive Park Dr	\$1,302,000	3-0
306 Boston Rd.	\$2,461,000	3-0
700 Boston Rd.	\$31,714,700	3-0
900 Middlesex TP #2	\$9,500,800	3-0
80 Chelmsford Rd.	\$1,287,800	3-0
312 Boston Rd.	\$1,691,200	3-0

99 Chelmsford Rd.	\$4,572,000	3-0
55 Middlesex TP	\$62,193,200	3-0
41 Alexander Rd.	\$57,731,200	3-0
28 Sterling Rd.	\$9,388,900	3-0
331 Treble Cove Rd.	\$36,736,200	3-0
47 Dunham Rd.	\$9,828,200	3-0
1 Enterprise Rd.	\$13,644,400	3-0
72 Salem Rd.	\$9,293,000	3-0
499 Boston Rd.	\$36,890,600	3-0
71 Boston Rd.	\$46,096,800	3-0
3 Republic Rd.	\$901,600	3-0
Plank St.	\$213,900	3-0
3 Plank St.	\$600,800	3-0
4 Federal St.	\$3,902,000	3-0
780 Boston Rd	\$16,976,400	3-0
816 Boston Rd.	\$921,100	3-0
225 Rangeway Rd.	\$14,193,300	3-0
35 Middlesex TP	\$19,938,700	3-0
20 Charnstaffe Ln.	\$9,031,700	3-0
95 Billerica Ave.	\$7,809,200	3-0

On all the above Commercial and Industrial Abatements Associate Rich Scanlon made a motion to deny and Associate Rick Ladd seconded the motion, the vote was unanimous. The above were denied due to lack of data to support their claims.

The Board voted to grant the following fiscal Year 2023 Personal Property Abatements:

DBA	FY 23 Value	Abated Value	Reason	Vote
Another Level	\$31,000	\$31,000	Didn't own the property	3-0
Banc of America	\$166,700	\$166,700	Billed mistakenly	3-0
Harvest Automation	\$15,800	\$5,100	Billed mistakenly	3-0

Associate Rick Ladd made a motion to grant the above Personal Property accounts an abatement. Associate Rich Scanlon seconded the motion, and the vote was unanimous.

The Board voted to deny the following Fiscal Year 2023 Residential Real Estate Abatement applications:

Location	Value	Reason	Vote
82 Partridge Rd.	\$574,100	Withdrawn	3-0
52 Partridge Rd.	\$733,800	Insufficient data	3-0
2 Deborah Rd.	\$562,300	Used wrong year sales	3-0
7 Ben Place	\$589,700	No data provided	3-0

Associate Rick Ladd made a motion to deny the above 2023 Residential Real Estate abatements. Associate Rich Scanlon seconded the motion, and the vote was unanimous.

The Board voted to grant the following Fiscal Year 2023 Residential Real Estate abatements:

Location	FY23AV	FY23Abated Value	Reason	Vote
730 Boston Rd.	\$594,400	\$143,300	Incorrect sf living area	3-0
17 Wildbrook Rd.	\$708,800	\$22,000	Incorrect data	3-0
7 Sunrise Ave	\$379,500	\$14,800	Incorrect data	3-0
738 Boston Rd.	\$469,900	\$5,500	Incorrect data	3-0
51 Fieldstone Ln.	\$849,200	\$579,800	Incorrect data	3-0
44 Ridgeway Av.	\$713,200	\$32,600	Incorrect data	3-0
753 Boston Rd.	\$512,000	\$67,200	External Obsol.	3-0
12 Nealy St.	\$429,600	\$22,400	Incorrect data	3-0
29 Glenside Av.	\$776,200	\$145,000	Incorrect data	3-0

Associate Rich Scanlon made a motion to abate the above Fiscal Year 2023 Residential Real Estate abatements. Associate Rick Ladd seconded the motion, and the vote was unanimous.

FOURTH ORDER OF BUSINESS-Associate Rich Scanlon made a motion to adjourn the meeting at 2:29 PM, seconded by Associate Rick Ladd and the vote was unanimous.

