

TOWN OF WINCHESTER

Board of Assessment Appeals
Regular Meeting
Monday, March 23, 2026

Item 1 **Call to Order**

Meeting called to order by Chairman John Herman at 1:04pm

Item 2 **Roll Call**

Attending Members John Herman Jack Bourque Joel Stewart

Item 3 **Appeal Hearings** - The following Appellants Applications were reviewed.

				2025 GRAND LIST	
	<i>Owner</i>		<i>Vehicle or Property</i>	<i>Appraisal \$</i>	<i>Assessment \$</i>
1	John Gauger		56 Bank Street	\$125,100.00	\$87,570.00
1	John Gauger		Oak Street	\$5,600.00	\$3,920.00
1	John Gauger		64 Bank Street	\$117,300.00	\$82,110.00
1	John Gauger		Hill Street	\$7,700.00	\$5,390.00
1	John Gauger		11 Hill Street	\$16,700.00	\$11,690.00
2	Michelle Holmes		434 West Wakefield Blvd	\$595,100.00	\$416,570.00
2	Michelle Holmes		435 West Wakefield Blvd	\$1,058,900.00	\$741,230.00
				2021 - 2024 GRAND LIST	
3	George Noujaim	2021 GL	Equipment Exemptions		\$336,745.00
3	George Noujaim	2022 GL	Equipment Exemptions		\$307,775.00
3	George Noujaim	2023 GL	Equipment Exemptions		\$274,395.00
3	George Noujaim	2024 GL	Equipment Exemptions		\$239,402.00
				2025 GRAND LIST	
4	Centurion Holdings		80 South Main Street	N/A	N/A

Item 4 **Deliberations / Vote** - The following Actions were agreed upon after review of Market Research, Independent Appraisals and Board analysis.

	<i>Motion/2nd</i>	<i>Vote Recordings</i>			<i>Revisions after BAA review</i>		<i>Assess Loss</i>
		<i>J. Herman</i>	<i>J. Stewart</i>	<i>J. Bourque</i>	<i>Original Assessment</i>	<i>Revised Assessment</i>	
1	Herman/Bourque	Denied	Denied	Denied			None
1	Herman/Bourque	Denied	Denied	Denied			None
1	Herman/Bourque	Denied	Denied	Denied			None
1	Herman/Bourque	Denied	Denied	Denied			None
1	Herman/Bourque	Denied	Denied	Denied			None
2	Stewart/Herman	Yes	Yes	Yes	\$416,570.00	\$307,440.00	\$109,130.00
2	Stewart/Herman	Yes	Yes	Yes	\$741,230.00	\$546,560.00	\$194,670.00
3	Herman/Bourque	Yes	Yes	Yes	\$336,745.00	\$170,139.00	\$166,606.00
3	Herman/Bourque	Yes	Yes	Yes	\$307,775.00	\$161,184.00	\$146,591.00
3	Herman/Bourque	Yes	Yes	Yes	\$274,395.00	\$143,275.00	\$131,120.00
3	Herman/Bourque	Yes	Yes	Yes	\$239,402.00	\$125,316.00	\$114,086.00
4	Stewart/Bourque	No Change	No Change	No Change	N/A	N/A	None

\$862,203.00

Item 5 * Meeting adjourned at 1:56pm
Motion - Chairman Herman / Second - Board Member Bourque
Vote to approve - Unanimous (3 - 0)

ATTEST:

Glenn Albanesius, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.