

MINUTES

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BOARD OF ASSESSORS

Date: 3/17/2015

Present: Jude T. Cristo, George Vallery, Joe Coggans, Jean Moroski. Start time 4:30pm

Absent:

The Board acted on the following:

- 1) The Board reviewed and voted to accept the Minutes of the 3/3/15 Meeting.3-0
- 2) The Board voted to sign the bill for upcoming workshop on Personal Property for Jean and Pam.
- 3) The Board reviewed and signed the February monthly reports for Excise and Real Estate / Personal Property.
- 4) The Board reviewed the February Sales report.
- 5) The Board discussed and voted on the following abatements

Wilson Rd & 20 Wilson Rd- The Board reviewed the application and further information was obtained from the building department on the vacant lot; per the building inspector this parcel is still a buildable lot and the easement does not affect the ability to build a house.

20 Wilson Rd: the application was reviewed and the Board feels the value is in line with all waterfront properties on Dorothy Pond. The sewer easement is not located in an area that makes this property unable to expand the building. The board votes 3-0 to deny the abatements.

8 Brierly Circle: The Board reviewed the values and construction grade for all of Brierly Circle and found a discrepancy in four units; # 8 Brierly Circle has a grade of Good: this should be changed to Average +20 to keep it in line with all of the Condos in Brierly Circle. The Board voted 3-0 to change the construction grade to Average+20.

16 Brierly Circle: The Board reviewed the values and construction grade for all of Brierly Circle and found a discrepancy in four units; # 16 Brierly Circle has a grade of Good: this should be changed to Average +20 to keep it in line with all of the Condos in Brierly Circle. The Board voted 3-0 to change the construction grade to Average+20.

20 Brierly Circle: The Board reviewed the values and construction grade for all of Brierly Circle and found a discrepancy in four units; # 20 Brierly Circle has a grade of Good: this should be changed to Average +20 to keep it in line with all of the Condos in Brierly Circle. The Board voted 3-0 to change the construction grade to Average+20.

23 Ramshorn Rd- The board reviewed the application and voted to obtain more information from the Building inspector: is this property able to expand or rebuild a house. This application is on hold until the next meeting .Vote3-0

15 APR -9 PM 12:06

15 APR 2015 12:06 PM

7 Bayberry Lane: The board voted to hold this application until the next meeting after more information is obtained. Vote 3-0

7 South Main St: The Board reviewed (Jude abstained form discussion and vote)and voted to request more information from the applicant as to why he feels his value is incorrect. There was insufficient information given with application. Vote 2-0

62 West Main St: The Board reviewed this application and based on comparable properties and if this property had street frontage it would be a correct value. Whereas this property is land locked and only has a 3 ft. right of way (stairway) to access it the board voted 3-0 to grant a 10% functional obsolescence for this property.

75 McCracken Rd: The Board reviewed this application and felt the comps given were not compatible to the construction and grade of the property at 75 McCracken Rd and additional comps from the Assessors office (366 West Main St, 6 Auburn Rd & 2 Auburn Rd) were more in line with the quality and grade of construction of 75 McCracken Rd. The subject property is valued slightly higher than the comparables. The Board voted 3-0 to adjust the property value to be more in line with the comparable properties.

9 Dolan Rd: The Board voted 3-0 to have Jean drive by this property and see if it is occupied and take pictures. The Board also suggested if the property is vacant to possibly have the Board of Health look at it..

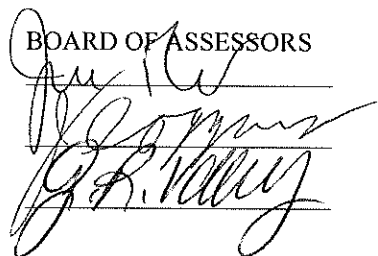
74 MacArthur Drive: The Board reviewed the application. The Board feels this property is in line with the values of waterfront property on Dorothy Pond and voted 3-0 to deny the application.

42 Hayward Lane: The Board reviewed this application. The Board feels this property is in line with the values of waterfront property on Dorothy Pond and voted 3-0 to deny the application.

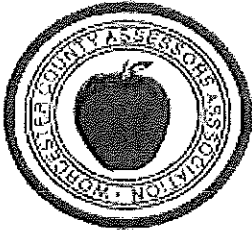
Latti Farm Rd.-National Grid: The Board discussed this application and voted 3-0 to ask Chris from Patriot Properties for his input in this property as it falls on the town line, part of the building is in Worcester and part in Millbury.

6) The Board's next meetings will be April 7th at 4:30 and April 21st at 4:30.

7) Motion to adjourn, voted and passed 3-0. Meeting closed at 5:35 pm.

BOARD OF ASSESSORS


DATE: 4/7/2015



Worcester County Assessors Association
Serving Sixty Cities And Towns

Personal Property Workshop

Thursday, March 26, 2015
The Crystal Room
49 Cedar Street, Milford, MA 01757

3 credits for this workshop

Pamela Davis, MAA, Assessor, Everett, MA
Dan Crumley CPA, Municipal Audit Professionals, LLC

Topic: Personal Property from A- to Z. Pam will discuss the general ins and outs of personal property administration, what is taxable based on company entity, penalties, abatements procedures and ATB requirements for jurisdiction and how to screen accounts for auditing. Dan will discuss how audits are performed, including his current work in Massachusetts.

PROGRAM SCHEDULE:

8:30 – REGISTRATION

9:00 – 12:00 P.M. Workshop

12:00 – Luncheon Buffet

Registration: \$32.00 Per Person for WCAA Members
\$37.00 Per Person for non-members

REGISTRATION WITHOUT PAYMENT AND ANY NO SHOW WILL BE BILLED ACCORDINGLY.
CANCELLATION – NO REFUND

PLEASE RESERVE 2 PLACES FOR Millbury
(Municipality/Company)

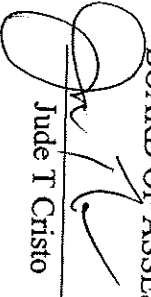
ATTENDING: Jean Moroski
Pam Bott

PLEASE REGISTER BEFORE March 20, 2015. COPY FORM FOR ADDITIONAL ATTENDEES.
Checks should be made payable to W.C.A.A. If you submit this registration for payment, fax or mail a copy of it indicating that the check is being processed so that your registration is received on time. Send payments to: WCAA, c/o Teri Gonsalves, MAA Board of Assessors, 74 Hopedale St., Hopedale, MA 01747 (508) 634-2203 ext. 224 Fax # (508) 634-2200 or e-mail to : tgonsalves@hopedale-ma.gov

FISCAL YEAR 2015

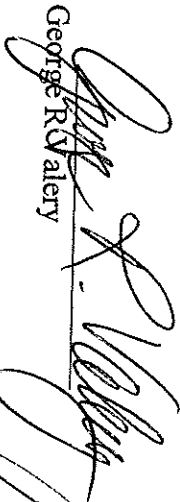
Real Estate/Personal Property Report for the month of FEBRUARY 2015

BOARD OF ASSESSORS

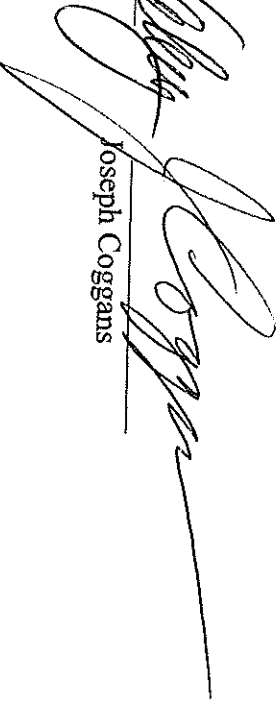


Jude T. Cristo

Date: 3-17-2015



George R. Valery



Joseph Coggans

Exemption Report FY 2015 Real Estate From 2/1/2015 Through 2/28/2015

Exemption Date	Clause	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount	
2/3/2015	37	214	3266	61/5/0	2 WITTER LANE	THOMAS GEORGE P JR	Tax	\$500.00	
Totals								1	\$500.00
								Tax	\$500.00
									<u>\$500.00</u>

Abatement Report FY 2015 Real Estate From 2/1/2015 Through 2/28/2015

Abatement Date	VotedOnDate	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount
2/3/2015		7	4636	97/11/0	65 DAVIS RD	BRUSO ALBERT R	Tax	\$1,338.20
2/9/2015		11	4615	94/80/0	DOLAN RD	ORSI ROGER	Tax	\$1,338.20
2/9/2015		10	134	6/1/0	159 WHEELLOCK AVE	DOWDY BILLY M	Tax	\$93.82
2/9/2015		9	1514	29/51/0	18 JACKSON LN	STACY RONALD A	Tax	\$95.47
2/9/2015		8	4178	80/14/0	75 BURBANK ST	SANTON DEBRA	Tax	\$14.81
Totals							Tax	\$3,111.83

\$3,111.83

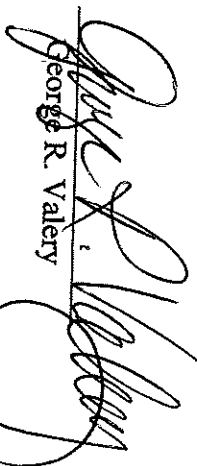
FISCAL YEAR 2015

EXCISE report for the month FEBRUARY 2015

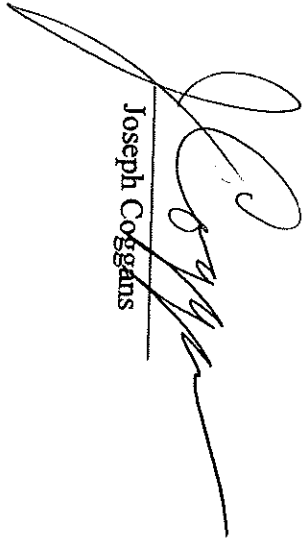
BOARD OF ASSESSORS



Jude T. Cristo



George R. Valery



Joseph Coggans

3-17-2015
Date

Abatement Report FY 2014 Motor Vehicle Excise From 2/1/2015 Through 2/28/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount	
2/3/2015		Cancel	757	5298	HONDA LEASE TRUST	636SE3	\$16.46	
2/3/2015		Cancel	756	11227	TOYOTA LEASE TRUST	430Z	\$42.00	
2/6/2015		Cancel	760	11769	WAROBI KEN	5914WG	\$26.56	
2/6/2015		Cancel	759	656	BAZIN TIMOTHY P	69FT41	\$29.17	
2/6/2015		Cancel	758	1674	CAB EAST LLC	4AAG20	\$61.25	
2/13/2015		Transfer	764	15181	CENTRAL MASS RECYCLED METALS LLC	356ZZ7	\$13.75	
2/13/2015		Transfer	763	2564	CURINI PIETRO L	FW522S	\$110.94	
2/13/2015		Value Change	762	15866	SALDANA FRED T	C12085	\$10.76	
2/13/2015		Value Change	761	15645	CUMMINGS TINA M	F2166	\$45.00	
2/20/2015		Transfer	765	1876	CARRIGNANT KENNETH J	26EE82	\$28.13	
2/20/2015		Transfer	767	5840	KARPOWICZ WILLIAM A	917HK6	\$466.35	
2/20/2015		Transfer	766	10873	SULMINSKI HEIDI E	923WJ9	\$31.77	
2/27/2015		Other	769	510	BABBIDGE ROBERT A	471CR7	\$60.00	
2/27/2015		Transfer	768	12363	BOURQUE MITCHELL C	4KBX10	\$32.81	
Totals							14	\$974.95

Abatement Report FY 2015 Motor Vehicle Excise From 2/1/2015 Through 2/28/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
2/13/2015		Value Change	17	10706	STOCKBRIDGE TREE CO	646651	\$16.25
2/13/2015		Transfer	24	12030	WILLIAMS KENNETH R	337LY2	\$67.60
2/13/2015		Moved-Recommit	23	1713	CAMARRA RONALD L	L1935	\$357.50
2/13/2015		Moved-Recommit	22	7635	MELENDEZ MEREDITH M	93GM38	\$87.50
2/13/2015		Transfer	21	7947	MOQUIN BRIAN M	921PH3	\$52.50
2/13/2015		Transfer	20	1805	CARANGELO ANTHONY I	835RT5	\$55.00
2/13/2015		Exempt	19	695	BEAUCAGE RANDY L	DV7596	\$162.50
2/13/2015		Value Change	1	1821	CARELLI ALBERT V	659TOL	\$51.00
2/13/2015		Value Change	18	10742	STOWE FARMS STABLE	957186	\$41.44
2/13/2015		Cancel	25	4782	GRIGAS MATTHEW PAUL	436FWY	\$51.25
2/13/2015		Value Change	16	10247	SCOTT CARL E	CA8697D	\$143.53
2/13/2015		Value Change	15	9638	RICHARD ROGER B	F1692	\$30.03
2/13/2015		Value Change	14	9297	PRAATT THOMAS J	CA97344	\$25.75
2/13/2015		Value Change	12	8439	NORDSTROM WILLIAM B	53XD27	\$1,018.27
2/13/2015		Value Change	11	7459	MCCAUSLAND MAUREEN T	723FM2	\$10.94
2/13/2015		Value Change	10	7339	MASSE SCOTT C	C29900	\$55.94
2/13/2015		Value Change	9	7021	MACDONALD JOHN JOSEPH	B38406	\$20.00
2/13/2015		Value Change	8	7035	MACJEWSKI PAUL L SR	ANA6347	\$29.75
2/13/2015		Value Change	2	2275	COLORIO MICHAEL F JR	A19616	\$10.26
2/13/2015		Value Change	3	4923	HAINES GARY R JR	C20353	\$106.25
2/13/2015		Value Change	4	5121	HEARD JOHN W	273146	\$17.50
2/13/2015		Value Change	5	5358	HONE MARK F	A72475	\$5.00
2/13/2015		Value Change	13	8969	PERKINS PATRICK A	HX2580	\$27.50
2/13/2015		Value Change	6	5666	JERSZYK-SR ROBERT A	E6870	\$91.25

Abatement Report FY 2015 Motor Vehicle Excise From 2/1/2015 Through 2/28/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
2/13/2015		Value Change	7	6952	LUND DONALD R	403928	\$90.00
2/20/2015		Transfer	43	2086	CHEVALIER GEORGE M	631AJ5	\$50.00
2/20/2015		Transfer	47	4068	FYVIE ANDREW D	1FN853	\$48.75
2/20/2015		Transfer	46	12184	YOUNG WILLIAM S	64YK77	\$17.50
2/20/2015		Cancel	38	12169	YOUNG GARY M	788JW9	\$53.12
2/20/2015		Cancel	44	11167	TOWNSEND BETH A	657CDM	\$72.19
2/20/2015		Cancel	42	10720	STOCKWELL BEVERLY M	205228	\$31.25
2/20/2015		Cancel	41	10001	SALEEM MUHAMMAD F	58SN19	\$47.92
2/20/2015		Cancel	40	2796	DAY GARY N	247WT2	\$26.04
2/20/2015		Cancel	39	8243	NELSON ROSEMARY A	668YNL	\$52.50
2/20/2015		Cancel	45	5215	HERZOG ROXANA A	31HF60	\$61.46
2/20/2015		Transfer	33	1152	BORGLUND IVAN K	38FG62	\$442.29
2/20/2015		Moved-Recommi	26	4098	GAGNE BARBARA A	93NR88	\$53.75
2/20/2015		Transfer	36	10464	SMITH ELLEN M	86GB55	\$81.25
2/20/2015		Transfer	27	5360	HOOVER DANA M	187VX1	\$43.75
2/20/2015		Transfer	34	5793	JOSLIN BARBARA M	96FD60	\$52.50
2/20/2015		Transfer	37	10465	SMITH ELLEN M	1315RW	\$38.75
2/20/2015		Cancel	32	239	ALLEN RAYMOND C	77NP02	\$56.25
2/20/2015		Transfer	31	6757	LEWANDOWSKI ANNA	822PW3	\$72.19
2/20/2015		Cancel	30	11772	WATKINS SHERRY A	1FS163	\$32.50
2/20/2015		Transfer	29	9660	RICHFORD CRAIG A	313SE4	\$38.75
2/20/2015		Transfer	28	1082	BOERS AUDREY M	2892NG	\$47.50
2/20/2015		Cancel	35	5800	JOZEFOWSKI ALEXANDER J	HP714S	\$55.21
2/27/2015		Transfer	62	10638	STANO FRANK R	77YF16	\$82.50

Abatement Report FY 2015 Motor Vehicle Excise From 2/1/2015 Through 2/28/2015

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount	
2/27/2015		Cancel	63	525	BABBIDGE ROBERT A	471CR7	\$80.00	
2/27/2015		Cancel	61	1896	CARUSO BARBARA V	717WWZ	\$76.25	
2/27/2015		Cancel	64	5201	HEREK MARGO ANN	357WL1	\$42.50	
2/27/2015		Transfer	65	3804	FISKE ROBERT W JR	39HT64	\$51.25	
2/27/2015		Transfer	66	4063	FUSION AUTO FINANCE LLC	CS1202	\$135.21	
2/27/2015		Transfer	67	3997	FRAZIER KEITH W	1072VG	\$63.75	
2/27/2015		Transfer	60	11766	WATKINS GAIL J	63620	\$55.00	
2/27/2015		Transfer	69	6665	LEE MATTHEW J	9638BB	\$33.75	
2/27/2015		Cancel	53	4780	GRIGAS ERICAL	422ZX9	\$53.75	
2/27/2015		Cancel	70	9014	PERU EXPRESS LLC	88903	\$196.88	
2/27/2015		Transfer	68	1245	BOULANGER THOMAS	286GA6	\$69.90	
2/27/2015		Transfer	59	2264	COLON MITCHELL L	873DF6	\$113.44	
2/27/2015		Cancel	58	1589	BURNS FELICE T	VB2360	\$57.29	
2/27/2015		Transfer	57	4539	GOODREAU CLAUDE R	830AVB	\$47.50	
2/27/2015		Moved-Recommi	56	8084	MULHANE DENNIS M JR	159XFA	\$81.25	
2/27/2015		Transfer	54	7296	MARTIN WILLIAM J	480JBB	\$50.00	
2/27/2015		Cancel	52	11546	VICKERY CHRISTINE M	483MY1	\$27.08	
2/27/2015		Transfer	51	4037	FRONGILLO PAUL J	68MG56	\$66.46	
2/27/2015		Cancel	50	432	ASHMANKAS PAMELA J	867WCA	\$22.50	
2/27/2015		Cancel	49	7337	MASSE SCOTT C	474NF8	\$31.25	
2/27/2015		Cancel	48	5156	HENAULT STEPHANIE L	1FP257	\$37.50	
2/27/2015		Transfer	71	8215	NASRULLAH THANNA A	784VB8	\$50.00	
2/27/2015		Cancel	55	9478	RAMOS-ZAVALA AXEL	954CV7	\$40.00	
Totals							71	\$5,654.94

FEBRUARY 2015 SALES

DATE	MBLU	GRANTOR / SELLER	GRANTEE / BUYER	ST #	STREET NAME	STATE	VAL	SALE	FY 15
						USE	CODE	PRICE	VALUE
02/03/2015	26_15__	GAUTHIER AARON E	FEDERAL HOME LOAN	27	HAWTHORNE ST	101	S	163,477	167,500
02/03/2015	53_79-5__	MONAHAN TRACEY A	FEDERAL NATIONAL MORTGAGE	5	SHALIMAR TERRACE	102	S	139,227	106,500
02/04/2015	75_17__	SMITH CHARLES A	FIELDS WILLIAM	370	WEST MAIN ST	101		390,000	376,100
02/17/2015	39_71__	SELLAZZO JOHN	DASILVEIRA ALEX F	16	CRONIN BROOK WAY	101		495,000	425,000
02/18/2015	29_15__	BOTT CHRISTINE A & FRED J	RUTKAUSKAS JAMES W	19	MAPLE LN	101		315,000	238,400
02/26/2015	38_42__	BATCHELLER LLC	RAILROAD AVENUE PROPERTIES	9	RAILROAD AVE	400		700,000	1,131,200
02/27/2015	30_35__	FENUCCIO JEFFREY P & FENUCCIO	BAJA CAPITAL LLC	130	MILLBURY AVE	104		250,000	184,700
02/27/2015	78C_30__	BRIERLY POND REALTY LLC	STEARNS ALAN L SR	30	BRIERLY CIR	106		309,900	0
02/27/2015	18_20__	DIPERRO, ROSEMARY A.	G F REALTY LLC	0	RIVERLIN ST	130		80,000	114,000