

MINUTES

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BOARD OF ASSESSORS

Date: 03/21/2019

Present: Jude T. Cristo, George R. Valery, E. Bernard Plante , Andrew Vanni, Richard Finnegan and Maureen Trottier
Start time 4:30 pm

Absent:

The Board acted on the following:

- 1) The Board reviewed and signed the minutes from 06/06/2019.
- 2) The Board reviewed the February real estate Sales Report.
- 3) The Board reviewed and denied the abatement applications for the following properties:

30 Dorothy Rd – 3-0

45 Miles Street – 3-0

11 Beach Street – 3-0

60 Burbank Street – 3-0

5 Latti Farm Road – 3-0

150 Wheelock Ave – 3-0

12 Johnson Street – 3-0

11 Wilson Road – 3-0

384 West Main Street – 3-0

- 4) The Board reviewed and approved the abatement applications for the following properties:

218 Millbury Ave – 3-0

11 Singletary Road – 3-0

42 Maple Street – 2-0 (Interim Assessor E. Bernard Plante abstained from vote)

7-9 Latti Farm Road – 3-0

West Street – 3-0

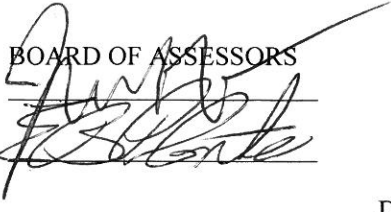
32 High Street – 3-0

8 Bayberry Lane – 3-0

389 West Main Street – 3-0

1 Gould Street – 3-0

- 5) Meeting adjourned at 5:55 P.M. 3-0

BOARD OF ASSESSORS


DATE: 03/21/2019

FEBRUARY 2019 SALES

DATE	MBLU	GRANTOR/SELLER	GRANTEE/BUYER	ST#	STREET NAME	STATE	VAL	SALE	FY 18
						USE	CODE	PRICE	VALUE
02/08/2019	45_58	FANNIE MAE	ANDERSON THOMAS A	118	MAIN ST	104	S	172,000	194,100
02/08/2019	5_123	HAYR LLC	NGUYEN VIETMY T	31	SKYVIEW DR	130		391,150	61,300
02/14/2019	45_160	KINNIERY HELEN MARIE	PERRY JAMES R JR	9	CANAL ST	104		170,000	222,700
02/15/2019	71_33	EKBERG RAYMOND P	STERLIN SANDRO	42	SULLIVAN PL	101	H	240,000	220,700
02/22/2019	51_45	TEBO WALTER R JR	GRAVALLESE VINCENT	5	NICOLE DR	101		350,500	283,100
02/22/2019	81_11	FERRAIOLI RICHARD A	ALVES ROZEMIR	14	GILBERT WAY	101		430,000	382,600
02/25/2019	5_49	FOLEY JOHN J	SHAW DANIEL C	21	SHIRLEY AVE	101		276,500	273,000
02/26/2019	15_75	PERKINS DAVID W	STEIN JUSTIN	11	BENTON ST	101	U	371,500	209,900
02/27/2019	53_86	LANGWAY RICHARD J	TMOJ GROUP LLC	4	FARNSWORTH CT	111		375,000	246,800

TOWN OF MILLBURY
Assessing Department

PROPOSED ABATEMENT ACTIONS
3/21/2019

Abatement	Date Received	RE/PP	Admin	Assessed Owner	Applicant	Tax Rep(Y/N)	Mailing Address
1	1/2/2019	RE	No	Schmitt, Alexander J	Alexander Schmitt	No	218 Millbury Ave
2	1/4/2019	RE	No	Potter, Pamela J	Potter, Pamela J	No	30 Dorothy Rd
3	1/30/2019	RE	No	Fitzhenery, Joseph P	Joan and Joseph Fitzhenery	No	11 Singletary Rd
4	1/24/2019	RE	No	Myers, Barbara	Barbara J. Myers	No	13 Elmwood Terr
5	1/24/2019	RE	No	Cofske, David J	David J Cofske	No	45 Miles St
6	1/8/2019	RE	No	First Congregational Church	Albert J Scott	No	11 Beach St
7	1/30/2019	RE	No	Burdulis Amy L Trustee	Amy Burdulis	No	60 Burbank St
8	1/18/2019	RE	No	Plante, Deborah S	Deborah S Plante	No	42 Maple St
9	1/24/2019	RE	No	Boston Globe Properties, LLC	Anthony F Russell	No	75 SW Cutoff
10	1/24/2019	RE	No	Boston Globe Properties, LLC	Anthony F Russell	No	75 SW Cutoff
11	1/16/2019	RE	No	Harris, E Paul	Richard	No	59 Main St
12	1/16/2019	RE	No	Pierce, Julie A	Julie A Pierce	No	32 High St
13	1/16/2019	RE	No	Tagney, Brianne M	Brianne Tagney	No	150 Wheelock Ave
14	1/23/2019	RE	No	Charmchi, Ucef, Mary	Ucef and Mary Charmchi	No	8 Bayberry Ln
15	1/28/2019	RE	No	Powell, Gayous R	Constance L Powell	No	389 West Main St
16	1/31/2019	RE	No	Warnajtys, Janet & Jozef	Janet Warnajtys	No	12 Johnson St
17	1/31/2019	RE	No	LaFlamme, Catherine A	Cathy LaFlamme	No	11 Wilson Rd
18	2/1/2019	RE	No	Hanson, Robert W	Robert Hanson	No	384 West Main St
19	1/31/2019	RE	No	Crewe, Kathleen		No	33 Ramshorn Rd
20	1/31/2019	RE	No	US Bank Trust NA *Trst	Isasc Frazer	Y	3630 Peachtree Rd NE
21	2/1/2019	RE	No	Hagarty, David J, Trustee	Glen Saindeon	Y	100 Front St
22	2/1/2019	PP	No	WagMore Veterinary	Jennifer Williams	No	45 Stowe Rd
23	2/1/2019	PP	Y	Amy Peterson	Dean S Peterson	No	15 Stow3e Rd

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PROPOSED ABATEMENT ACTIONS
3/21/2019

Abatement	City/State/Zip	Contact Phone	Parcel ID	Location	SUC	Description	Original Valuation		
							Land	Imps	Total
1	Millbury, MA 01527	207-321-1766	16-71	218 Millbury Ave	1013	Single Family Residence	118,900	72,100	191,000
2	Millbury, MA 01527	508-865-2000	22-12	30 Dorothy Rd	1010	Single Family Residence	181,000	67,800	248,800
3	Millbury, MA 01527	508-281-1220	85-46	11 Singletary Rd	1013	SFR-WATER	161,400	715,100	876,500
4	Millbury, MA 01527	508-393-2229	61-157	13 Elmwood Terr	1010	Single Family Residence	87,300	473,300	560,600
5	Millbury, MA 01527	508-277-6245	45-115	45 Miles St	1010	Single Family Residence	78,300	421,800	500,100
6	Millbury, MA 01527	904-365-0373	70-5	11 Beach St	960R	Religious	78,000	263,900	341,900
7	Millbury, MA 01527	508-865-9295	80-4-A	60 Burbank St	1010	Single Family Residence	65,400	276,000	341,400
8	Millbury, MA 01527	508-865-6506	54-57	42 Maple St	1010	Single Family Residence	61,800	188,100	249,900
9	Worcester, MA 01604	508-752-2836	14-29	7-9 Latti Farm Rd	4010	Industrial	1,353,400	6,236,900	7,590,300
10	Worcester, MA 01604	508-752-2836	14-31	5 Latti Farm Rd	4400	Industrial land	130,800		130,800
11	Millbury, MA 01527		45-9	West St	1320	Undev. Land	2,600	4,000	6,600
12	Millbury, MA 01527	508-865-5373	70-54	32 High St	1010	Single Family Residence	65,100	103,600	168,700
13	Millbury, MA 01527	508-846-8040	11-10	150 Wheelock Ave	1010	Single Family Residence	64,300	223,600	287,900
14	Millbury, MA 01527	508-865-4912	89-46	8 Bayberry Ln	1060	Land with Outbuilding	235,800	4,500	240,300
15	Millbury, MA 01527	508-864-0215	75-11	8 Bayberry Ln	1010	Single Family Residence	91,600	648,000	739,600
16	Millbury, MA 01527	508-765-7085	20-35	12 Johnson St	1010	Single Family Residence	73,100	188,000	261,100
17	Millbury, MA 01527	774-573-8950	23-165	11 Wilson Rd	1010	Single Family Residence	63,700	113,500	177,200
18	Millbury, MA 01527	508-450-6649	75-2	384 West Main St	1010	Single Family Residence	149,600	947,500	1,097,100
19	Millbury, MA 01527	508-277-1767	94-42	33 Ramshorn Rd	1010	Single Family Residence	216,500	687,000	903,500
20	Alantqa, GA	202-869-4312	61-46	1 Gould St	1010	Single Family Residence	68,400	179,500	247,900
21	Worcester, MA 01608	857-288-1978	53-83	108 Elom ST	3420	Commercial	63,300	270,400	333,700
22	Millbury, MA 01527			45 Stowe Rd					87,800
23	Millbury, MA 01527	508-865-2743		15 Stow3e Rd					12,636

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PROPOSED ABATEMENT ACTIONS
3/21/2019

Abatement	Final Valuation		Total	Abated Valuation	Decision	Abated Tax
	Land	Imps				
1	118,900	11,400	130,300	60,700	Granted	
2					Denied	865.41
3	161,400	660,500	821,900	54,600	Granted	
4					Denied	
5					Denied	
6					Denied	
7			-		Denied	
8	61,800	168,000	229,800	20,100	Granted	318.59
9	1,353,400	3,887,500	5,240,900	2,349,400	Granted	37,237.99
10			-		Denied	
11	4,000		4,000	2,600	Granted	
12	65,100	92,000	157,100	11,600	Granted	183.86
13			-		Denied	
14	3,200	4,500	7,700	232,600	Granted	3,686.71
15	91,600	632,700	724,300	15,300	Granted	242.51
16			-		Denied	
17			-		Denied	
18			-		Denied	
19	Site Visit 3/26					
20	68,400	76,600	145,000	102,900	Granted	1,630.97
21			-		Denied	
22	RRC to review		-			
23			6,486	6,150	Granted	97.48