

MINUTES

Page 1

BOARD OF ASSESSORS

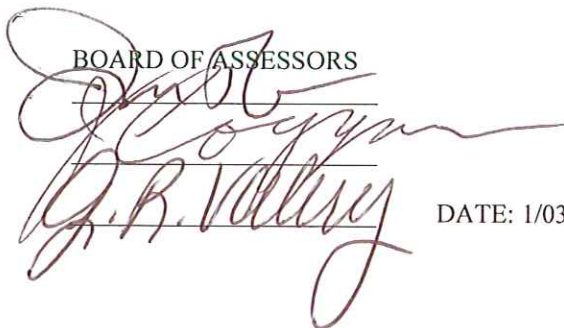
Date: 12/13/2016

Present: Jude T. Cristo, Joe Coggans, George Valery, Jean Moroski Start time 6:00pm
Absent:

The Board acted on the following:

- 1) The Board reviewed and signed Minutes for the 11/22/2016 Meeting. Voted 3-0
- 2) The Board reviewed and signed the Real Estate/Personal Property Abatements/ Exemptions for November. Vote 3-0
- 3) The Board reviewed and signed the proposal from Vision for the FY2018 Real Estate Interim Update of Values.
- 4) The Board Signed the Warrants and Notice of Commitment for the FY 2017 Tax Billing.
- 5) Jude reviewed and signed the in lieu of tax letters for Upper Blackstone Valley Water Pollution and the Millbury Housing Authority.
- 6) The Board discussed the section of the Municipal Modernization act that allows Boards which require a majority of signatures for signing invoices are now able to designate one signor. Joe Coggans was nominated to be the signor .Rusty made the motion and Jude stepped down as chairman and second the motion Vote3-0
- 6) Motion to adjourn, Meeting closed at 6:25pm.

BOARD OF ASSESSORS



DATE: 1/03/2017

RECEIVED
TOWN CLERK
17 JAN -4 AM 11:16
MILLBURY, MASS.



Office Of The
BOARD OF ASSESSORS

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527
Tel. 508 / 865-4732 • Fax: 508 / 865-0857

December 13, 2016

Upper Blackstone Valley Water Pollution
Abatement District
Rt. 20
Millbury, Ma. 01527

Gentlemen:

The Millbury Board of Assessors is requesting you pay the Town of Millbury in lieu of taxes the sum of **Five Thousand Four Hundred Twenty-Seven Dollars and Fifty-Four Cents. (\$5427.54)**

This amount is based on 43.65 acres @ \$7568 per acre. This brings the total assessed value to \$330,343 with the **Fiscal 2017** tax rate being \$16.43/thousand.

Very truly yours,

Jude Cristo, Chairman
The Board of Assessors
Millbury, Ma. 01527

Please make the check payable (within 30 days) to: The Town of Millbury

Mail to: Town of Millbury
C/O Treasurer
127 Elm Street
Millbury, Ma. 01527

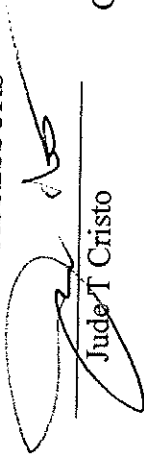
(Please return enclosed copy with payment)

FISCAL YEAR 2017

Real Estate/Personal Property Report for the month of NOVEMBER 2016

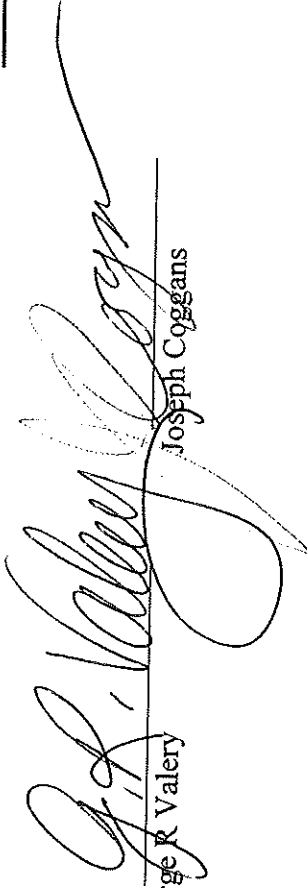
THERE WERE NO ABATEMENTS OR EXEMPTIONS IN THE MONTH OF NOVEMBER

BOARD OF ASSESSORS



Jude T. Cristo

Jude T. Cristo



George R. Valery

George R. Valery

Joseph Coggans

Date: 12-13-2016

 **VISION**
GOVERNMENT SOLUTIONS

December 1, 2016

Board of Assessors
Town Hall
127 Elm Street
Millbury, MA 01527

Dear Board Members:

Vision Government Solutions is pleased to propose a price estimate for assistance with Millbury, Massachusetts for Fiscal Year 2018. It is assumed that the Town will validate all sales for the preceding year and send out income and expense reports. The services to be provided will be as follows.

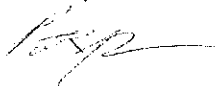
- 1) Analyze recent land sales.
- 2) Create a sales database file in the Vision System.
- 3) Create and analyze a sample of the income and expense file.
- 4) Run sales ratio study reports by DOR specifications, groupings and sorts.
- 5) Analyze sales ratio reports according to DOR specifications.
- 6) Create new cost/market land and building model tables to reflect desired ratios, medians and COD's according to DOR specifications.
- 7) Recalculate new values utilizing new model tables.
- 8) Implement and test new pricing models and re-analyze ratio reports to meet DOR specifications.
- 9) Implement new residential and commercial/industrial/exempt cost/market tables into the main database file.
- 10) Assist with DOR Interim adjustment form.
- 11) Vision will complete all services by September 30, 2017.

Fiscal 2018 Assistance for Real Estate Interim Update of Values - \$4,900

Appraiser Consulting: Additional services can be provided to the Town for a per diem fee. Other services such as printing a full set of cards, programming or extensive data entry services are available at a separate price.

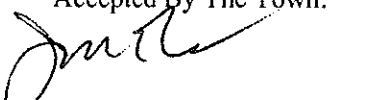
If there are any further questions or more information is necessary, please do not hesitate to call me at extension 3644.


Sincerely,



Patrick J. Donovan
Director of Appraisal Sales

Accepted By The Town:



Assessor

Date

FISCAL YEAR 2017
ASSESSORS WARRANT TO COLLECTOR
BETTERMENT AND SPECIAL ASSESSMENTS
ADDED TO ANNUAL TAXES

THE COMMONWEALTH OF MASSACHUSETTS
MILLBURY
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

To Denise Marlborough, Collector of Taxes
for Millbury in the County of Worcester

GREETING:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect, with interest as provided by law, from each person named in the tax list herewith committed to you any amount therein appearing as a betterment or special assessment constituting a lien on his land and added to the annual tax assessed with respect to such land or set forth as his annual tax if the land is otherwise exempt, the sum total of such betterment and special assessments being as follows:

MOTH ASSESSMENTS General Laws, Chapter 132, Section 18 \$
STREET SPRINKLING OR OILING ASSESSMENTS General Laws, Chapter 40, Sections 16-18 \$

BETTERMENT ASSESSMENTS which have been certified by you as remaining unpaid
General Laws, Chapter 80, Section 4, Chapter 83, Section 28, or Special Act

Table with 4 columns: Category, UNAPPORTIONED Amount, UNAPPORTIONED Committed Interest, APPORTIONED Amount, APPORTIONED Committed Interest, and Total. Rows include SEWER, SEWER USE, SIDEWALK, and STREET.

TOTAL HEREBY COMMITTED \$ 390,905.09

And you are to pay over such assessments and interest to Denise Marlborough, Treasurer of Millbury

or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2 and also to give to the treasurer as forsaid an amount of all charges and fees collected by you. And you are to make written return of said assessments and interest with your tax list and of your doings thereon at such times as the assessor shall in writing require.

But You are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And in the levy and collection of such ass assessments hereby committed to you, and of interest, charges and fees, as provided by law, you are to have and to exercise the same powers and be subject to the same duties as in the case of the annual taxes upon real estate.

Given under our hands this 13TH day of December, 2016

Handwritten signature of J.R. Valery

BOARD OF ASSESSORS OF MILLBURY

ASSESSORS TO FINANCE DIRECTOR

NOTICE OF COMMITMENT

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF MILLBURY

OFFICE OF THE BOARD OF ASSESSORS

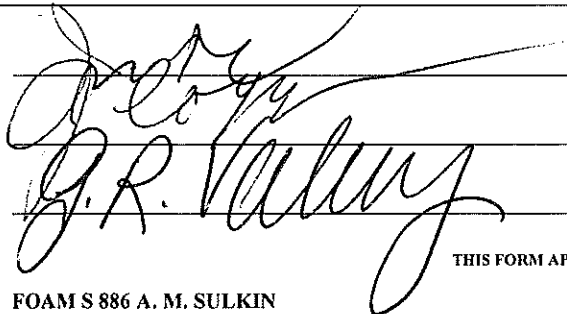
To: **Katie McKenna**
FINANCE DIRECTOR

Date: December 13, 2016

You are hereby notified that the COMMITMENT as shown below has this day been made by the Board of Assessors to, **Denise Marlborough**, Collector of Taxes.

	Amount of Commitment
REAL ESTATE TAX: FY 2016	\$ 21,940,548.83
PERSONAL PROPERTY TAX: FY2016	\$2,153,555.92
MOTOR VEHICLE EXCISE:	
FARM ANIMAL EXCISE	
OMITTED ASSESSMENT:	
REAL ESTATE TAX	
PERSONAL PROPERTY TAX	
ADDITIONAL TAX A/C REVISION OF VALUATION :	
MOTH ASSESSMENT:	
STREET SPRINKLING OR OILING ASSESSMENT:	

	Unapportioned	Unapportioned Added to Tax	Apportioned Amount	Interest
SEWER ASSESSMENT: \$		\$	\$133,535.94	\$65,021.33
SEWER USE				\$ 192,347.82
SIDEWALK ASSESSMENT				
SEWER USE ADDED				
TO FY TAXES:				
STREET ASSESSMENT:				
WATER LIEN ADDED TO TAX				
DISTRICT TAX :				
			TOTAL	\$ 24,485,009.84



G.R. Valery

BOARD OF ASSESSORS
of MILLBURY

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

THE COMMONWEALTH OF MASSACHUSETTS

Millbury

NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

To Denise Marlborough, Collector of Taxes
for Millbury in the County of Worcester

GREETING:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you the amount of the tax assessed to each such person on PERSONAL PROPERTY as therein set forth, with interest, the sum total of such list being Two million one hundred fifty-three thousand five hundred and fifty-five dollars and ninety-two cents (\$2,153,555.92), which is the whole amount assessed to all persons known to us to be liable to taxation on PERSONAL PROPERTY situated in Millbury for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to Denise Marlborough Treasurer of Millbury, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

And if any person refuses or neglects to pay his tax for fourteen days after demand, without unnecessary delay you are to levy said tax by distress or seizure and sale of his goods, except tools or implements necessary for his trade or occupation, beasts of the plough necessary for the cultivation of his improved land, military arms, uniforms and equipments, utensils for housekeeping necessary for upholding life, and bedding and apparel necessary for himself and family. And the goods so distrained by you, you are required to keep, at the expense of the owner, for four days at least, and within seven days after the seizure you are required to sell them by public auction for payment of the amount due as provided by law, having first posted a notice of the sale in some public place in the town at least forty-eight hours before the sale; provided, however, that you may, if you shall see fit, once adjourn such sale for not more than three days, in which case you shall forthwith post a notice of such adjournment at the place of sale. And upon demand you are to give a written account of every sale on distress or seizure and of charges, and if said distress is sold for more than the amount due, you shall pay to the owner any surplus above the tax, interest, and charges and fees as provided by law. And if you cannot find sufficient goods on which the tax may be levied, you may take the body of the person assessed and commit him to jail until he pays the tax, interest, and charges and fees as provided by law, or until he is discharged therefrom according to law.

Or, under the provisions of General Laws, Chapter 60, Section 34, you may, after such refusal or neglect, issue your warrant to the sheriff or his deputies of the county, or the deputy collector of taxes or a constable of the town, wherein the person assessed has his usual place of abode or of business, directing them and each of them to distrain the goods or take the body of the person assessed and to proceed as required of collectors in like cases. But you may at your discretion, after the service of such warrant, allow the person assessed to go free for a period not exceeding fourteen days after said service, at which time, if said person does not pay his tax with all interest, charges, and fees due thereon, the officer to whom you commit such warrant shall then arrest him on the aforesaid warrant and commit him to the jail of the county where the arrest is made, or at the county wherein the town in which the tax is payable lies.

And in case you commit the person assessed to jail, you are required to give the keeper thereof a certificate signed by you, stating that you have committed said person for non-payment of his tax for fourteen days after demand therefor, and for want of goods whereof to make distress, and also setting forth the amount said person is to pay for said tax, interest, charges, and fees.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this 13th day of December 2016

BOARD OF ASSESSORS

OF MILLBURY

THE COMMONWEALTH OF MASSACHUSETTS

Millbury

NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

To Denise Marlborough, Collector of Taxes
for Millbury in the County of Worcester

NAME OF CITY OR TOWN

GREETING:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, You are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you the amount of the tax assessed to each such person on REAL ESTATE as therein set forth, with interest, the sum total of such list being twenty-one million nine hundred and forty thousand, five hundred forty-eight and eighty-three cents (\$ 21,940,548.83), which is the whole-amount, exclusive of betterment and special assessments and of water liens, assessed to all persons known to us to be liable to taxation on REAL ESTATE, situated in Millbury for state, county, city or town purposes, and for overlay.

NAME OF CITY OR TOWN

And you are to pay over said taxes and interest to Denise Marlborough, Treasurer of Millbury, or to his successor in office, at the times and in

NAME OF CITY OR TOWN

the manner provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this 13th day of December, 2016

[Handwritten Signature]

BOARD OF ASSESSORS

OF Millbury

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE.

Gateway To the Blackstone Valley

Millbury • Massachusetts



Office Of The
ASSESSORS

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527
Tel. 508 / 865-4732 • Fax: 508 / 865-0857

December 12, 2016

Millbury Housing Authority
89 Elm Street
Millbury, MA 01527

Dear Mrs. Smith:

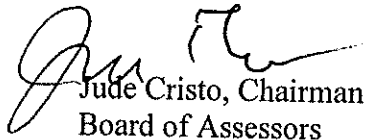
The Millbury Board of Assessors is requesting you to pay to the Town of Millbury in lieu of **FY 2017** taxes the amount of Two thousand, six hundred eighty eight and four cents.

This amount is for the commercial portion of the Housing Authority property located At South Main and Elm Streets using the following formula:

Rental Square footage	1,800 sq ft (per letter)	
Times base rate	\$ 60.46	
Equals value of	\$108,828	
Times Fiscal 2012 tax rate	\$16.43	
Payment	\$1,788.04	plus \$900(see below) = \$2,688.04

The Board would also like to remind you at this time of your \$900.00 payment for Memorial Drive-200 Project.

Very truly yours,


Jude Cristo, Chairman
Board of Assessors

DP/pa

Please make check payable to the Town of Millbury within 30 days.

Mail to: Town of Millbury
Town Treasurer/Collector
127 Elm Street
Millbury, MA 01527

(Please return enclosed copy with payment)

NOVEMBER 2016 SALES

DATE	MBLU	GRANTOR/SELLER	GRANTEE/BUYER	ST#	STREET NAME	STATE	VAL	SALE PRICE	FY16 VALUE
11/01/2016	5_104__	HAYR LLC	BONICA STEPHEN	30	NIGHTVIEW PLACE	130		375,572	0
11/04/2016	16_32__	FEDERAL NATIONAL MORT	ERNENWEIN ERICA	39	EPPING ST	101	S	87,200	125,300
11/04/2016	16_106__	MARKARIAN JEFFREY JOHN	GREGOIRE DONNA M	3	MAY ST	101		229,000	195,000
11/07/2016	71_13__	RYAN HEATHER M	WELLS FARGO BANK NA	0	WORC-PROV PIKE	131	L	111,360	32,100
11/07/2016	71_14__	RYAN HEATHER M	WELLS FARGO BANK NA	114	WORC-PROV PIKE	101	L	111,360	119,900
11/09/2016	46_125__	MCNAMARA, LISA A	SALMON RYAN C	19	CAROUSEL DR	101		268,000	239,900
11/10/2016	9_10__	LABAIRE JANET A	ERNENWEIN MONIKA	2	MILDRED AVE	101		175,000	197,400
11/10/2016	17_47__	FOLEY KELLEY A	BUFONE DANIEL M	23	ROLLIE SHEPARD DR	101		390,000	310,200
11/10/2016	70C_62__	SULLIVAN JANET T	BARRY DAVID J	62	HORNE WAY	102		320,000	278,400
11/14/2016	55_29__	BOURGEOIS STEPHEN R	BADR IBRAHIM A	7	JONATHAN AVE	101		415,000	374,300
11/14/2016	69C_18__	ROSSETTI JAMES A	LEE JANET M	18	ASHTON LN	102		347,000	309,600
11/15/2016	79_10__	COLBY JR HAROLD J & NANCY A	4 SUTTON ROAD LLC	10	SUTTON RD	111		80,000	140,000
11/17/2016	10_45__	A ELDRIDGE CAPITAL LLC	MARTINEZ MIGUEL	57	OAK POND AVE	104		201,000	207,500
11/18/2016	23_13__	FEDERAL NATIONAL MORT ASSOC	DESOUZA WESLEY	197	MILLBURY AVE	101	S	42,525	101,100
11/18/2016	48_16M__	BLAKE BRUCE W	BIANCHI CHRISTINE M	16	MEETINGHOUSE LN	102	H	167,000	148,900
11/18/2016	5_73__	WILDER DAVID	GIORGIO PAUL F	28	HILLTOP DR	130		105,000	19,500
11/21/2016	30_86__	BERTRAND RICHARD R TRUSTEE	CONLEY MICHAEL B	12	WARREN ST	101		332,000	262,900
11/23/2016	5_17__	THERIAULT LAURA T	LOCKE ADAM B, HELEN J	2	HILLTOP DR	101		250,000	186,100
11/29/2016	9_41__	BLANCHARD DANIELLE	DRALEAU JESSICA M	6	MILLBURY TERR	101		250,000	154,800
11/29/2016	11_69__	DE SOUZA ROSEVARTE & MARCIA	CITIGROUP MORT LOAN TRST	10	LT WM S HAYNES III ME	101	L	316,480	316,700
11/30/2016	21_5__	SHENOUDA SAMIR TRST	LEE BENJAMIN D	19	HIGHLAND AVE	101		284,000	157,900
11/30/2016	53_207__	BLOSSOM INVESTMENTS INC	SCIACCA MICHAEL *TRST	97	ELM ST	031		970,000	858,700
11/30/2016	61_16__	DESROSIERS ROGER L TRUSTEE	CROSSMAN REALTY LLC	14	ELMWOOD ST	104	U	170,000	224,100
11/30/2016	5_106__	HAYR LLC	DONAHUE CHRISTOPHER J	21	NIGHTVIEW PLACE	130		418,802	0