

MINUTES

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BOARD OF ASSESSORS

Date: 2/6/2013

Present: Jude T. Cristo, Joe Coggans, Sandy Genna

Absent: George Valery

The Board acted on the following:

- 1) The Board reviewed and voted to accept the Minutes of the 1/29/13 Meeting.
- 2) The Board Reviewed and discussed an application for Clause 18 for a citizen of the town. It was pointed out that this particular person has applied and received the abatement for the past several years. The Board reviewed the applicant's finances and then voted 2-0 to grant the abatement.
- 3) The Board reviewed, discussed and voted on the following Abatement Applications:

9 Westview Street, Ozman – Filed claiming hardship and unable to pay the taxes. Sandy reviewed the history of the property and informed the Board that the value was lowered to its lowest possible value in 201. It has also been vacant for over 10 years. Furthermore, Sandy and Jean researched the owner on-line. Both found the owner to be in the medical profession and possesses several real estate assets. Sandy inspected the property on 2/1/2013 and found it to be in very poor condition. Board voted 2-0 to deny the abatement.

Toyota Motor Credit Corp – A fork lift they lease is considered to be “stock in trade” and therefore exempt, was mistakenly billed to the company. The company leasing the equipment is paying the tax. The Board voted 2-0 to abate the bill.

Autumn Gate Circle, Gallo – Lot in question is small and land locked therefore unbuildable. The lot was taxed as a buildable lot. Sandy to change classification and adjust value. Board voted 2-0 to correct the value and grant the abatement.

Plante Burial Vault, D. Plante – Business was closed in March of 2012. As it was operating as of 1/1/2012 and therefore was billed for the year. Board discussed the matter and voted 2-0 to abate the tax on a pro-rated basis from 1/1/2012 to 3/31/12.

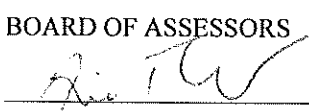
25 Park Hill, O'Conner – Quality was changed to Avg +10. Sandy inspected property. Should be avg. Board voted 2-0 to change quality to Avg.

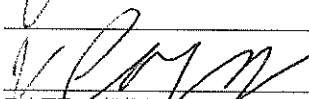
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TOWN CLERK

75 McCracken Rd, Yaskis- Owner submitted a Comparative Market Analysis showing the house to be \$83,000 less than assessed value. Sandy reviewed report and believes it to be inaccurate. Most comparables used are of much lessor quality. Sandy inspected property on 2/5/2013 and found it to be of very good quality and a little larger than noted in our records. The second floor is a 2 feet wider than the first floor. The rear overhang is not noted in the present sketch. Based on this information and MLS interior photos of house when new the Board Voted 2-0 to deny the abatement.

4) Joe C. made a motion to adjourn the meeting, seconded and carried. Meeting adjourned at 6:55 pm.

BOARD OF ASSESSORS





DATE: 2/5/2013