

# MINUTES

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## BOARD OF ASSESSORS

Date: 12/10/2013

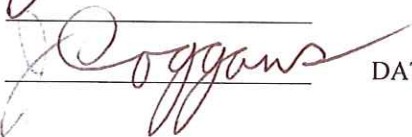
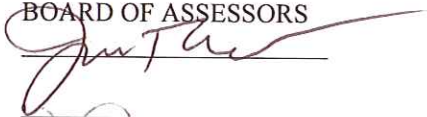
Present: Jude T. Cristo, Joe Coggans, George Valery, Sandy Genna

Absent:

The Board acted on the following:

- 1) The Board reviewed and voted to accept the Minutes of the 11/19/13 Meeting. 3-0
- 2) The Chairman of the Board signed Pilot Letters for Millbury Housing Authority and Upper Blackstone Valley Water Treatment.
- 3) The Board reviewed November Sales report.
- 4) Board discussed January Meetings. January Meetings will be January 7<sup>th</sup> at 6pm and January 27<sup>th</sup> at 4:30 pm. Voted and accepted 3-0.
- 5) The Board reviewed the ratings of the Triennial Revaluation RFP's. Ratings for company P were revised due to a lack of all the requested information. The Board then reviewed the Price proposals. Company P's proposal was approximately 50% less than the other. The Board then voted to take the proposals into consideration. In the meantime Sandy is to request the financial statement from company P and check references they provided. The matter will be discussed at the next meeting to decide who is awarded the contract.
- 6) Motion to adjourn and carried. Meeting adjourned at 5:00pm.

BOARD OF ASSESSORS



DATE: 1/7/2013

RECEIVED  
TOWN CLERK  
14 JAN - 8 AM 11:32  
MILLBURY, MASS.



Office Of The  
**ASSESSORS**

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

December 13, 2013

Millbury Housing Authority  
89 Elm Street  
Millbury, MA 01527

Dear Mrs. Cassidy:

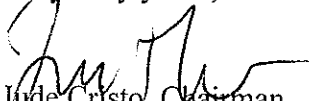
The Millbury Board of Assessors is requesting you to pay to the Town of Millbury in lieu of FY 2014 taxes the amount of Two thousand, one hundred seventy-six dollars and thirty-eight cents.

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	\$ 69.09	
Equals value of	\$124,362	
Times Fiscal 2012 tax rate	\$17.10	
Payment	\$2,126.59	plus \$900(see below) = \$3026.59

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)

Fy 2014  
Millbury Housing Authority  
In Lieu of Taxes  
95 Elm St.

Map 53 Lot 158

Formula:

Rental Square Footage	1800 (per letter)
Times Base Rate	69.09
Equals Value of -	124,362.00
Times Fy 2014 Tax rate	\$17.10
Payment -	2,126.59 + (900.00) Memorial Service See Below
Total -	\$3026.59



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**BOARD OF ASSESSORS**

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Sanders J. Genna, MAA - Assistant Assessor - [sgenna@townofmillbury.net](mailto:sgenna@townofmillbury.net)

December 10, 2013

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

RE: FY 2014 PILOT

To Whom It May Concern,

The Millbury Board of Assessors is requesting you pay the Town of Millbury in lieu of taxes the sum of **Four Thousand Seven Hundred Ninety Three dollars and Seventy Eight cents. (\$4793.78)**

This amount is based on 43.65 acres @ \$6427.4078 per acre. This brings the total assessed value to \$280,338.10 with the **Fiscal 2014** tax rate being \$17.10/thousand.

Thank-you,

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)

NOVEMBER 2012 SALES

Date	MBLU	Grantor (Seller)	Grantee (Buyer)	St.#	Street	State	Use	Code	Sale Price	FY 2012	FY 2013
11/02/2012	19_8__	OSTRER DAVID A	GEORGE ALISHA	10	HAWTHORNE ST	101			205,000	176,100	169,800
11/02/2012	71_25__	VANDERLUNDEN DEBORAH	PERKINS	7	HERRICKS LN	101		A	39,100	142,100	120,200
11/06/2012	16_58__	CRISTO KATHLEEN M TRUSTEE	CRISTO JUDE T	242	MILLBURY AVE	031		A	260,000	321,700	313,300
11/06/2012	16_121__	CRISTO KATHLEEN M TRUSTEE	PAPALARDO ROBERT M	8	LAKEVIEW RD	101		A	100,000	300,900	290,100
11/07/2012	5_46__	SHERMAN GEORGE E	PARIS DEREK G	20	SHIRLEY AVE	101			190,000	191,200	184,700
11/07/2012	54_86__	COOK RICHARD P	EL-MASSIH REALTY LLC	50	CANAL ST	101			110,000	134,500	128,200
11/08/2012	37_57__	LEBEL DOUGLAS	BACON KAREN	62	MILES ST	101		R	280,000	218,900	211,300
11/08/2012	37_68__	LEBEL DOUGLAS	BACON KAREN	62	MILES ST	132		R	280,000	13,700	12,800
11/09/2012	6_128__	DEUTSCHE BANK NATIONAL TRUST CO	STUMP ERIC	1494	GRAFTON-WORC RD	101		S	165,000	193,200	186,700
11/09/2012	62_69__	WOOL DAVID A	HARPER STEVEN D	31	ELM CT	101			220,000	200,200	192,900
11/21/2012	62_28__	BERRIDGE SHARON J	CETINI KRISTEN M	7	WASHINGTON ST	101			150,100	166,500	160,300
11/27/2012	47_41__	OSTROWSKI JOYCE A	SCHMEHR DEREK A	97	GRAFTON ST	101			205,000	211,500	204,000
11/28/2012	9_69__	FEDERAL NATIONAL MRTG ASSOC	GOULD WENDY	9	BROADMEADOW AVE	101		S	195,900	180,800	173,500
11/29/2012	62_99__	BLACKSTONE PROPERTIES LLC	KAMINSKI PAWEL	3	SULLIVAN PL	101		D	240,000	162,600	232,400
11/30/2012	5_54__	MAGEROWSKI ROBERT R TRST	PICHEL KRISTINE M	11	SHIRLEY AVE	101		H	164,500	169,800	162,800