

MINUTES

Town of Northborough Board of Assessors Minutes Assessors Office 04/07/2011

Type of meeting:

New Business – Review Real Estate Abatement Applications
Review Personal Property Abatement Applications

Attendees:

Diane M O'Connor
James R. Dillon

Call to Order: 10:05 A.M.

Appointment: None

Minutes: Minutes from the previous meeting were read. Motion was made by Diane O'Connor to postpone the approval of those minutes until the next staff meeting when Arthur K. Holmes will be back from vacation. James Dillon seconded that motion. The Board will now review and discuss the following abatement applications, their inspection data and review the data submitted with the applications. A second motion was made by Diane O'Connor to proceed, and seconded by James Dillon to approve. Second motion unanimously approved.

Agenda topics**Review and Take Action on Real Estate Abatements Applications & Personal Property Abatements Application**

The Board voted unanimously to approve the following real estate abatement applications and/or personal property abatement applications per field inspection data and review of the data submitted with the actual applications.

FY	Record Owner	App#	Abated Value	Abated Amount	
2011	Henry & Grace Paltrineri	3	\$1,100	\$16.21 R.E.	
2011	Ryan & Rebecca Luciano	4	\$7,700	\$116.35 R.E.	
2011	Robert & Tammy Gleeson	5	\$24,600	\$371.71 R.E.	
2011	Matthew Gentile	7	\$11,580	\$174.97 R.E.	
2011	Kerop & Arvilla Davidian	8	\$66,900	\$1,010.86 R.E.	
2011	Brian Li	9	\$83,700	\$1,264.71 R.E.	(for one year, due to on going construction)
2011	Jeffrey & Izumi Ludgate	13	\$14,600	\$220.61 R.E.	
2011	Richard & Jane Aronovitz	15	\$6,200	\$93.68 R.E.	
2011	Chi-Wha Chang	18	\$6,300	\$95.19 R.E.	
2011	Parul & Satyendra Sharma	20	\$13,400	\$202.47 R.E.	
2011	Caissie Robert	71	\$13,400	\$202.47 R.E.	
2011	Beyranevand Nashoba Village	21	\$49,300	\$744.92 R.E.	
2011	Edward & Maureen Shea	22	\$20,400	\$308.24 R.E.	
2011	Edward & Maureen Shea	23	\$2,100	\$31.73 R.E.	
2011	Edward & Maureen Shea	54	\$11,800	\$178.30 R.E.	
2011	Stephen & Janet Conran	55	\$75,500	\$1,140.81 R.E.	
2011	Abdul & Linda Alkhatib	56	\$16,100	\$243.27 R.E.	
2011	Northborough Sports Prop LLC	86	\$135,100	\$2,041.36 R.E.	

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The Board voted unanimously to deny the following real estate abatement applications and/or personal property abatement applications per review of information submitted and sales data reviews of any 2010 valid sales. Market changes in 2010 will be reflected in FY2012 tax bills (assessment).

FY	Record Owner	App#	Reason
2011	Lawrence & Dianne Carey	6	Denied due to tax title.
2011	Nationwide Health Properties Inc.	10	Failure to comply with request for more information. GL 59 sec 61A.
2011	Campanelli CQ Northborough LLC	11	Failure to comply with request for more information. GL 59 sec 61A.
2011	Iron Mountain Info Manage Inc.	12	Failure to comply with request for more information. GL 59 sec 61A.
2011	Aidis & Cynthia Kozica	14	Used 2010 sales comps. Sales activity of 2010 will be reflected in FY2012 tax bill
2011	George & Alice Gale	19	Changes that have/will occurred since 1/1/2010 will reflect in FY2012.
2011	Framingham Co-operative Bank	24	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	25	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	26	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	27	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	28	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	29	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	30	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	31	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	32	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	33	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	34	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	35	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	36	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	37	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.

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FY	Record Owner	App#	Reason
2011	Framingham Co-operative Bank	38	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	39	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	40	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	41	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	42	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	43	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	44	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	45	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	46	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	47	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	48	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	49	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	50	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	51	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	52	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Framingham Co-operative Bank	53	Failure to comply with request for more information. GL 59 sec 61A, and failure to support overvaluation with insufficient information.
2011	Hellen Duquette	2	Application was withdrawn by the owner on 1/4/2011.

The remaining real estate and/or personal property abatement applications are to be reviewed and action will be taken at our next board meeting.

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Other Business

There is a request from the Town Accountant Jason Little to transfer our remaining 1998 Overlay balance of \$63.14 to surplus. There are no real estate and/or personal property abatement applications for that year remaining to abate.

A settlement offer has been accepted from a pending ATB case, Docket #F309167-10, for the FY2010 real estate abatement application #27 for 185 Otis Street. The accepted abatement value would be \$164,100 and the abated tax amount \$2,364.07 with any interest to be waived. With the acceptance of this settlement they agree not to contest at ATB the agreed upon FY2011 assessment. A motion was made by Diane O'Connor to approve the settlement, seconded by James Dillon. It was voted unanimously to approve the settlement.

The next board meeting will be held on 4/20/2011, for a 10:00 A.M. session.

Special notes:

ADJOURNMENT: Motion to adjourn was made by Diane O'Connor, and seconded by James Dillon to approve. Motion unanimously approved. Meeting adjourned at 11:06 A.M.

Approved:

Respectfully Submitted

Clerk