

**BOARD OF  
ASSESSORS  
MEETING  
MINUTES**

**October 3, 2012**

Mapping Room, 1 Main St, Upton, MA 01568

Chairman Charles Marsden, Assessor Glenn Fowler, Assessor  
Teresa Ambrosino, Department Coordinator, Tracey Tardy

1 The meeting was called to order at 6:30pm.

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3 The Board accepted the meeting minutes from 9/26/12 meeting

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5 Vouchers were approved

6  
7 7:00 pm - Gail Harrington and her son Joseph Antonellis came in to discuss the values and tax  
8 bills for 3 parcels on North St. Map 005-017, 005-004 & 005-017.03. In FY2012 abatements  
9 were issues to reduce the values of their property. Ms. Harrington and Mr. Anotnellis didn't feel  
10 that the abatements had been applied to their bill and wanted to understand how the abatements  
11 worked. Chairman Marsden along with Assessors Ambrosino and Fowler explained how the  
12 abatement was not reflected in the original FY2012 bills because it was issued after the bills  
13 were issued. The Board also explained that the value showing on the FY2012 bill does not  
14 reflect the new value after the abatement was issued. No new bills are issued. The value of the  
15 abatement certificate needs to be used to reduce the original amount of taxes. Ms. Harrington  
16 and Mr. Antonellis understood a little better how the process worked but still seemed confused as  
17 to why it was not reflected in the bills.

18  
19 7:30pm - Mr. John McDonnell stopped by the office to discuss the value of his properties located  
20 at 10 Church St and 11 Orchard St as he had gotten appraisals from the bank and the Upton  
21 values were much higher. Chairman Marsden explained that the values from the bank appraisal  
22 and Town Assessment are not identical. The board reviewed the 2013 Assessment that reflects  
23 the most recently approved assessment values for FY2013. These new assessments show the  
24 reduction of assessed values that reflect the current sales data for property within the town of  
25 Upton. Mr. McDonnell was pleased with the explanation and his new values. He was given  
26 copies of the field cards for both parcels with the preliminary FY13 values to review.

27  
28 Chairman Marsden had written a letter in response to the notice received from the Verizon  
29 lawyers pertaining to the FY2009 ATB case. He responded that the Board would approve the  
30 FY2009 abatement with the stipulation that all prior year appeals be withdrawn. Motion was  
31 made by Chairman Marsden to accept the letter to be sent, seconded by Assessor Fowler and  
32 voted unanimous by Assessor Ambrosino.

33  
34 Review Special Town meeting articles: The board reviewed the draft of the upcoming Special  
35 Town meeting. The board agreed that it does not support article 9 that would raise taxes by  
36 appropriating to the maximum levy limit for the purpose of adding monies to the stabilization  
37 account. The board feels very strongly we should not add additional tax to the people of Upton.  
38 As alternative the board recommends that Free Cash, that is a result of monies already raised by  
39 the town and a surplus of the prior year budget, be used for the purpose of adding to Stabilization  
40 fund. Free Cash is perfect for a savings account but not excess Tax capacity.

41

42 | FY2013 Tax Recap – The board of assessors is in the process of pulling together the FY2013 tax  
43 | recap sheet. All participants had been notified to complete their input the last week of September.  
44 | The assessors are waiting for input from the accountant to complete the first draft of the recap.

45 |  
46 | August deeds were reviewed

47 |  
48 | Mail was reviewed

49 |  
50 | Chapter land applications and acceptance letter were signed

51 |  
52 | A request was made to have the Assistant look into the contract for GIS from Cartographic and  
53 | Patriot to see where we stand with getting the GIS maps working online

54 |  
55 | Mr. Ducan called into the office and has requested a site visit for 27 Walnut St. Assessor Fowler  
56 | has requested that the Assistant call to schedule the visit and he will go during the week to check  
57 | the interior of the home.

58 |  
59 | General wok session followed the meeting.

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61 | Meeting was adjourned @ 8:01pm

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63 | Respectfully Submitted,

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65 |  
66 | Tracey Tardy, Department Coordinator