

BOARD OF ASSESSORS
52 MAIN STREET
MILFORD, MA 01757
1-508-634-2306

MINUTES JANUARY 25, 2011

The meeting opened at. 2:30 P.M.

Present:

Samuel Bonasoro

Joseph Niro

Joseph Arcudi

Priscilla Hogan, Clerk

OLD BUSINESS

A motion was made Joseph Niro and seconded by Joseph Arcudi to approve the minutes of January 11, 2011 as written. Motion passed unanimously.

NEW BUSINESS

Abatements discussed:

1 13-0-33 Lisa & David Williams - House fire on 8/13/2010. Section 40 of Chapter 653 of the Acts of 1989 the Board approved abating the house value from the date of the fire to the end of the fiscal year. The house had to be demolished. The abated tax will be \$1,394.74. Motion made by Joseph Niro and seconded by Joseph Arcudi to abate the above tax dollar amount. Motion passed unanimously.

#12 21-0-19A Gina & Joseph Pandozzi – 253 Purchase St – The property was purchased on 11/19/2009 for \$140,000 and is assessed for \$144,400. The Board determined this was an arms length sale used to set values for FY 2011. Priscilla will send a letter with an explanation of how value is set. A motion made by Joseph Arcudi and seconded by Joseph Niro to deny the abatement. Motion passed unanimously.

#13 52-0-324 Gina Pandozzi – 316 Main St – This is a single family home on Main St. purchased as a short sale. The Board reviewed the comparable 2009 sales used to set value and determined this property is assessed correctly. Priscilla is to send a letter along with the comparables used to set value to the taxpayer. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. Motion passed unanimously.

#19 29-0-7 Sandra Robertson – abutting I495 – This parcel of land is landlocked. The Board reviewed the assessment and the parcel receives a 50% reduction in value due to access and an additional 50% of that for easements. The Board has found the parcel is assessed correctly and addresses the applicants concerns. Priscilla will follow up with a letter and explanation. Motion made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#20 41-0-415 Natick Mercer LLC – The Board reviewed the application regarding the checked off area of overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. There was no information submitted to substantiate their claim. Motion passed unanimously.

#21 41-0-416 King Real Estate Corp Trustee - The Board reviewed the application regarding the checked off area of overvaluation and disproportionate assessment. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application. There was no information submitted to substantiate their claims. Motion passed unanimously.

#23 41-0-326 Alan & Melanie Solomon – The Board reviewed their application and explanation. Priscilla will write a letter with an explanation on assessments vs. taxes to help them understand that because values go down it does not mean taxes go down. Motion made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

#24 36-0-374A Norman White/Town of Milford- This is a duplicate bill. The parcel ID was corrected and the wrong parcel did not get closed out. A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve abating \$5,900 in value and \$89.80 in taxes.

#25 32-0-7 Meehan Kevin, (CVS) – The Board reviewed the application submitted by Attorney Stavitsky. There was no information submitted to substantiate their claim. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

#26 PP -001191 Capital Light – The Board reviewed the application and attached documentation that states they closed this location in 2009. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate the value of \$3,270 and taxes of \$85.181. Motion passed unanimously.

#27 32-98-2 Route 15 Land – The Board reviewed the application filed by a tax rep without submitting any information to substantiate their claim of overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application. Motion passed unanimously.

#29 PP-003181 Gracie Barra New England – The Board reviewed the application. This business received two bills , one under the name that was filed on the business

certificate and another on the name on the sign on the building. A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate the value of \$1,278 and taxes of \$33.29. Motion passed unanimously.

#31 42-0-184 Keith Usher, JK Investments – The Board reviewed the application along with the comparable sales used by the taxpayer. The taxpayer used bank sales and short sales which are not arms-length sales. Priscilla to send a letter along with 2009 sales used to set his value. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

#34 57-0-4B Gino Digiallonardo Jr., Trustee – The Board reviewed the application submitted and per the Appellate Tax Board decision a motion was made by Joseph Niro and seconded by Joseph Arcudi to abate \$16,300 in value and \$248.09 in taxes. Motion passed unanimously.

The Board reviewed the application for the FY2011 Senior Exemption Application for Pasquale & Catherine Iannitelli at 51 South Main St , parcel ID 52-0-205. Seeing that the applicant met all the qualifications a motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the application. Motion passed unanimously.

The Board reviewed the application for FY2011 Blind Exemption Application for Alexander Heard at 10B Country Club Ln., Parcel ID 39-101-21B. Seeing that the applicant met all the qualifications a motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the application. Motion passed unanimously.

The Board reviewed the Appellate Tax Board Decision for FY2009 & FY2010 on John & Adele Molinari, Tr. v. Board of Assessors-Docket # F299430 & F305550. The Appellate Tax Board found for the town.

The Board reviewed the Annual Report written by the Assessor/Administrator and Joseph Niro made a motion to approve as written and seconded by Joseph Arcudi. Motion passed unanimously.

Priscilla brought to the Board's attention discussions going on among other Assessors that the Board should have guidelines in place for approving Hardship Exemptions. The Board has asked Priscilla to put research and put together what other communities are doing and bring her findings back to the Board.

Reviewed FY2011 Personal Board Reorganization

Reviewed letter received from Susan Rotatori thanking the Board for the opportunity to meet with them for an interview.

Next meeting will be February 15, 2011 at 2:30 p.m.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to adjourn at 4:55 p.m. Motion passed unanimously

Respectfully submitted,

Priscilla Hogan, Clerk

Cc: Selectmen
