

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

MINUTES February 1, 2012

The meeting opened at 4:00pm

Appointments

Present:

4:00pm Richard Swadel- Patriot Properties

Samuel Bonasoro

Joseph Niro

Joseph Arcudi

Priscilla Hogan, Clerk

Rui Pereira

OLD BUSINESS

Motion made by Joseph Arcudi and seconded by Joseph Niro to approve the minutes of January 18, 2012 as written. Motion passed unanimously.

NEW BUSINESS

4:00 p.m. Richard Swadel, from Patriot Properties, was in to discuss requirements for an RFP for our next 3 year contract. Priscilla will put together an RFP to be ready to mail out in the beginning of March to all vendors on the Department of Revenue web site and also put it in the Worcester Telegram.

The Board asked that Priscilla request from Rob Bonnell (IT person) a hard copy back-up each quarter.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the 2011 Motor Vehicle monthly report for January, 2012 in the amount of \$2,512.95. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY2012 Real Estate Exemptions report for January, 2012 in the amount of \$13,642.72. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY 2010-2011-2012 reassessed taxes warrant for parcel 34-0-46. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 31-129-32. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 31-129-33. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 40-18-30. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 31-94-A. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 39-0-54A. Motion passed unanimously.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the Tax Title land of low value taking by the Town Treasure for parcel 51-0-8. Motion passed unanimously.

#7 30-0-12 A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application for abatement because the tax payer, Dias, Gloria, asked to have it withdrawn. Motion passed unanimously.

#13 48-0-565 A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application for abatement for Yoyiatzis, Alexander as the Board found that the assessed value represents fair market value as of 1/1/2011. Motion passed unanimously.

#15 48-0-450 A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the application for abatement for D&V Realty Trust. The house fire on January 19, 2012 caused a total loss to the building. Under Chapter 46 Section 41&42 of the Acts of 2003 we are required to abate the loss from the date of the fire until the end of the fiscal year. See attached calculations. Motion passed unanimously.

#16 26-42-161 Sherwood Park LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#17 41-0-100 Milford-Lincoln Street, LLC- A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#18 52-0-36 Milford-Pheasant Run LLC- A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#19 41-0-415 Natick Mercer LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#20 41-0-416 King Real Estate Corp, Trustee- A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#21 28-0-12A Wendy's of New York - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#22 59-0-27A Linear Retail Milford#1 LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#23 59-0-4 Linear Retail Milford#1 LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#24 59-0-5B Linear Retail Milford#1 LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#25 59-0-6B Linear Retail Milford#1 LLC - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#26 32-0-7 Kevin P.Meehan- CVS - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#27 ACCT # 001191 Capital Light +Supply Co. A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the abatement application and abate the taxes in full (\$91.04). The business closed in 2010. Motion passed unanimously.

#32 48-0-59 Claflin Street LTD PTNSP- A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#33 48-0-39 Claflin Street LTD PTNSP - A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#36 ACCT# 003281 Dennis Maietta- A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the abatement application and abate the taxes in full (\$13.92). The business closed in 2010. Motion passed unanimously.

#34 42-0-336A Delta Investors LLC- A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny the application for abatement. The attorney did not supply any opinion of value or any documentation showing why he felt the property was overvalued. Motion passed unanimously.

#39 52-0-361 Frank J. Williams - A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the application for abatement. When the tables were adjusted for interim adjustments it increased this property by \$2,200,000 in value. (\$60,117.70) Motion passed unanimously.

#40 ACCT #002646 Kathleen Hobin – A motion was made by Joseph Arcudi and seconded by Joseph Niro to abate the bill in full (\$26.75). The business closed in 12/2010. Motion passed unanimously.

32-74-4 ATB#F311208 – Darn Realty LLC – A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate the FY 2011 value for court settlement purposes from \$1,793,300 to \$1,400,000. This will reduce the tax by \$9,596.52. Motion passed unanimously.

32-0-14B ATB#F311207 - Darn Realty LLC- A motion was made by Joseph Niro and seconded by Joseph Arcudi to abate the FY 2011 value for court settlement purposes from \$1,739,700 to \$1,500,000. This will reduce the tax by \$5,848.68. Motion passed unanimously.

27-45-K2-22 ATB#F311204 - Darn Realty LLC - A motion was made by Joseph Niro and seconded by Joseph Arcudi to accept the taxpayers offer to withdraw the case. Motion passed unanimously.

27-45-K6-55 ATB#F311205 – Darn Realty LLC - A motion was made by Joseph Niro and seconded by Joseph Arcudi to accept the taxpayers offer to withdraw the case. Motion passed unanimously.

27-45-K8-60 ATB# F311206 – Darn Realty LLC - A motion was made by Joseph Niro and seconded by Joseph Arcudi to accept the taxpayers offer to withdraw the case. Motion passed unanimously.

48-0-597 ATB# F311209 - Darn Realty LLC - A motion was made by Joseph Niro and seconded by Joseph Arcudi to accept the taxpayers offer to withdraw the case. Motion passed unanimously.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the Annual report as written. Motion passed unanimously.

The Next Board meeting will be February 28, 2012 at 2:00 p.m.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to adjourn at 6:15 p.m. Motion passed unanimously.

Respectfully submitted,

Priscilla Hogan, Clerk

Cc: Selectmen
