

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

**MINUTES FEBRUARY 15, 2011**

The meeting opened at. 2:30 p.m.

Manuel Snyderman 3:15pm

Present:

Samuel Bonasoro

Joseph Niro

Joseph Arcudi

Priscilla Hogan, Clerk

**OLD BUSINESS**

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the minutes of January 25, 2011 as written. Motion passed unanimously.

**NEW BUSINESS**

#2 32-98-3 Robert A. Nichols-The property is assessed for \$1,604,500 and was purchased for \$1,500,000 after being on the market for a couple of years. A motion was by Joseph Niro and seconded by Joseph Arcudi to abate the property to \$1,500,000 in value and \$2,722.23 in taxes. Motion passed unanimously.

#32 25-16-351 Domenic Catrambone - this property has already been inspected and adjusted for the concerns of the applicant. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously. Priscilla will send a letter with a full explanation along with the comparable sales used to set value.

#36 32-72-4 Darn Realty LLC- this property's expenses are above market expenses for this type of property. The I & E submitted was not completed with all necessary information. Motion made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously.

# 37 32-0-14B Darn Realty LLC - this property's expenses are above market expenses for this type of property. The I & E submitted was not completed with all necessary information. Motion made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

3:15 p.m. Mr. Manuel Snyderman, (along with a friend that took notes) in to discuss the inequities of the motor vehicle excise tax. He first asked the Board if we had a written policy on motor vehicle abatements. The board's response was we follow the law as written under Chapter 60A. Mr. Snyderman then proceeded to state his next step with his frustration would be to the papers, the radio, TV etc to change the legislation. He then went on with his presentation of his feelings of disparity. He then:

1. read Chapter 60A Section 1 detailing the law that he disputes..
2. He also read from the IGR 04-09 in which he stated he was not disputing the formula for the math
3. He read specifically paragraph 4 that gives the Board of Assessors authority to abate in any case which the valuation is in their opinion excessive. He asked if the Board agreed with this statement. Which they agreed they did.
4. He then presented many different scenarios of disparity on different types of cars.
5. Priscilla did give him two cases that had been decided by the SJC that the taxpayer lost their case on fighting their value along with an application for abatement which he did not take with him.
6. By the end of the meeting, Mr. Snyderman stated he new his next step was not to file an abatement, have it denied, then file at the Appellate Tax Board as he knew he would loose, but to fight to change the legislation.

Mr. Snyderman, along with his note taker, left the meeting at 4:05 p.m.

#38 27-45-K8-60 Darn Realty LLC – this property is not based on the rental market. We have enough arms length sales to justify the valuation. Motion made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously.

#39 27-45-K6-55 Darn Realty LLC – this property is not based on the rental market. We have enough arms length sales to justify the valuation. Motion made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously

#40 48-0-597 Darn Realty LLC – This property was purchased from the bank and after doing an inspection the offer made to the taxpayer was refused. We are currently at the Appellate Tax Board on this property. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously.

#41 27-45-K2-22 Darn Realty LLC - Darn Realty LLC – this property is not based on the rental market. We have enough arms length sales to justify the valuation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

- #46 3-0-8E Marc Rosenfield - The Board reviewed the applicants concerns and comparable sales that were used to set the value. Priscilla will send a letter along with the comparable sales to explain how the value was set. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously.
- #47 32-0-19 Lee Florence – filed by Atty. Mark Witkin – The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.
- #48 32-98-10 Milford Fenwal Realty-filed by Atty. Mark Witkin- The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny. Motion passed unanimously.
- #49 32-0-20 Lee Florence-filed by Atty. Mark Witkin- The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.
- #50 48-0-59 Claflin St Ltd Partnership-filed by Atty. Mark Witkin- The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.
- #51 48-0-39 Claflin St. Ltd Partnership-filed by Atty. Mark Witkin- The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.
- #52 42-0-336A Delta Investors LLC-filed by Atty. Mark Witkin- The board reviewed the application and found that there was no supporting documentation submitted to dispute the overvaluation. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.
- #53 57-144-6 D & F Afonso – This lot was combined with a much larger lot that holds the 40B development and was not closed in our system so a bill should not have been issued. A motion made by Joseph Niro and seconded by Joseph Arcudi to abate the value of \$177,000 and \$2,693.04 in taxes. Motion passed unanimously.
- #84 58-0-3A Tracy Frank – The Board reviewed the application and found that the value of her property is justified by using the comparable sales used to set values. Priscilla will send a letter along with the comparable sales to the taxpayer. A motion was made by Joseph Arcudi and seconded by Joseph Niro to deny. Motion passed unanimously.

#91 PP Acct #002753 Comcast IP Phone – postpone until a future meeting. A depreciation schedule is being worked out between our vendor, the department of revenue and the cable companies for all new taxable personal property. A motion was made by Joseph Arcudi and seconded by Joseph Niro to postpone until a future date. Motion passed unanimously.

The Board reviewed the two senior exemption applications and found that both applicants met the requirements needed. A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve these exemptions listed on the spreadsheet dated February 15, 2011. Motion passed unanimously.

The Board reviewed the applicant for the Blind Exemption. The applicant met the qualifications needed. A motion was made by Joseph Arcudi and seconded by Joseph Niro to approve the exemption as stated on the spreadsheet dated February 15, 2011. Motion passed unanimously.

The Board reviewed and signed the warrant and commitment for the FY2011 Pro Forma tax in the amount of \$473.48 for parcel ID 48-0-166. This property was sold by the town to a private owner. Priscilla will give to the tax collector, Paula Fortin, a letter to the property owner along with the section of the law to go with the tax bill.

The Board reviewed and signed the warrant and commitment for a FY2011 Omitted assessment and tax for \$ 2,229.73 for parcel ID 25-0-8B. This lot was not assessed as per the recorded plan which made 3 lots out of 2.

The Board reviewed and signed the re-assessed warrant for a FY2011 Reassessed tax for parcel ID 25-0-8A. This parcel was originally assessed to a William McKinley (who was deceased) and is now being assessed to Berardi who was left as the owner through the McKinley estate.

# 96 The Board reviewed and signed a FY2011 Notice of late abatement application for Real Estate for parcel ID 48-0-330 assessed to Verizon New England.

# 97 The Board reviewed and signed a FY2011 Notice of late abatement application for PP#002743 assessed to Restaurant Technologies Inc. filed by Advanced Property Tax Compliance.

The Board reviewed a 2010 Motor Vehicle Abatement. Joseph Arcudi made a motion and seconded by Joseph Niro to sign a 2010 Motor Vehicle Abatement denial notice to Leslie Huff (the law does not allow an abatement below \$5.00). Motion passed unanimously.

The Board reviewed a 2010 Motor Vehicle Abatement . Joseph Niro made a motion and seconded by Joseph Arcudi to sign a denial Notice to Honda Lease Trust (The vehicle was sold December 2010 which means they owe the whole month)

The Board reviewed a 2010 Motor Vehicle Abatement . Joseph Arcudi made a motion and seconded by Joseph Niro to sign a denial Notice to Toyota Financial Services (Plates returned December 2010 which means they pay the full month)

The Board reviewed a 2010 Motor Vehicle Abatement . Joseph Niro made a motion and seconded by Joseph Arcudi to sign a denial Notice to Toyota Financial Services (Plates returned December 2010 which means they pay the full month)

The Board reviewed and signed the FY2007, FY2009, FY2010 and FY2011 warrant for reassessed taxes PP#2768 Assessed to DOCO and now Assessed to Michael B. Docurral D/B/A as DOCO CO in the total amount of \$2,986.18. (Per Town Counsel's letter dated 1/27/2011.

The Board reviewed and signed the Uncollectible Personal Property for FY2008 in the amount of \$42.40 to be abated, as submitted by the Tax Collector.

The Board reviewed and signed the Uncollectible Personal Property for FY2009 in the amount of \$1,023.24 to be abated, as submitted by the Tax Collector.

The Board reviewed and signed the Uncollectible Personal Property for FY2010 in the amount of \$1,098.47 to be abated, as submitted by the Tax Collector.

The Board reviewed and signed the 2011 Real Estate Abatement report for month of January for \$49,737.58.

The Board reviewed and signed the 2011 Personal Property Abatement report for month of January for \$172.71.

The Board reviewed and signed the 2009 Motor Vehicle Abatement report for month of January for \$87.08

The Board reviewed and signed the 2010 Motor Vehicle Abatement report for month of January for \$1,273.46

The Board reviewed and signed the 2011 Real Estate Exemption report for month of January for \$7,328.52

The Board reviewed the Milford Personnel Board minutes of their meeting of January 26, 2011.

The Board reviewed the memo from Board of Selectmen announcing the date of the 2011 Annual Town Meeting.

The Board reviewed the memo from the Board of Selectmen regarding the Town Meeting Article Notice.

Priscilla was notified that Joesph Arcudi will be away from February 26<sup>th</sup>-March 12<sup>th</sup> and Sam will be away from March 1st-March 26<sup>th</sup>.

The next Board meeting will be March 29, 2011 at 2:30p.m.

A motion was made by Joseph Arcudi and seconded by Joseph Niro to adjourn at 5:10p.m. Motion passed unanimously.

Respectfully submitted,

Priscilla Hogan, Clerk

Cc: Selectmen

---

---