

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

MINUTES April 3, 2012

The meeting opened at 2:00 p.m.

Present:

Joseph Niro

Joseph Arcudi

Priscilla Hogan, Clerk

Rui Pereira

Absent: Samuel Bonasoro

OLD BUSINESS

Motion made by Joseph Niro and seconded by Joseph Arcudi to delay reorganization of the Board until all members are present. Motion passed.

Motion made by Joseph Niro and seconded by Joseph Arcudi to postpone signing the minutes of February 28, 2012 until Samuel Bonasoro returns. (Joseph Arcudi was not at that meeting and is unable to sign the minutes.) Motion passed.

NEW BUSINESS

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY 2012 Payroll warrant dated April 3, 2012 in the amount of \$3719.52. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY 2012 Departmental Bills Payable dated April 3, 2012 in the amount of \$2200.80. Motion passed.

The Board reviewed the memo from Wulsin Murphy LLP regarding their withdrawal of Wendy's (ATB Docket No: F311878-11).

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2012 Real Estate abatement monthly report for the month of March in the amount of \$11,534.48. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2012 Real Estate exemption monthly report for the month of March in the amount of \$2,088.77. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the 2012 Motor Vehicle abatement monthly report for the month of March in the amount of \$20,913.82. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the 2011 Motor Vehicle abatement monthly report for the month of March in the amount of \$1,921.02. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the 2010 Motor Vehicle abatement monthly report for the month of March in the amount of \$127.70. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2012 Real Estate abatement monthly report for the month of January in the amount of \$2,964.78. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny a 2011 Motor Vehicle abatement for bill # 3007. (Abatement already granted in 2011) Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to deny the FY 2012 41C Senior Exemption for parcel 47-95-619, Cherrington, (applicant is over on assets). Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY 2012 41C Real Estate Exemption spreadsheet dated April 3, 2012. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the FY 2011 Uncollectable Personal Property, submitted by the Tax Collector, in the amount of \$637.63. Motion passed.

A motion was made by Joseph Niro and seconded by Joseph Arcudi to sign the FY 2012 Reassessment of Taxes for parcel 10-0-10 from Schmidt Frederick to Muxica Lisa. Motion passed.

The Board reviewed the Request for Proposal for Fiscal Years 2014, 2015, and 2016 interim year adjustments and revaluation etc. A motion was made by Joseph Niro and seconded by Joseph Arcudi to approve the RFP to go out for bids. It will be advertised in the Worcester Telegram and e-mailed to all the vendors on the Department of Revenue web site. Motion passed.

Review the following Real Estate and Personal Property abatement applications;

#8 25-69-7 The Board reviewed the abatement application for D&F Afonso Builders along with the 2011 comparable sales that were supplied by the applicant. Priscilla will send a letter with explanation on how values are set. After discussion

Joseph Niro made a motion to deny the application because values were determined by 2010 sales. The motion was seconded by Joseph Arcudi. Motion passed.

#9 26-0-52-2 The Board reviewed the abatement application for D&F Afonso Builders along with the 2011 comparable sales that were supplied by the applicant. Priscilla will send a letter with explanation on how values are set. After discussion Joseph Niro made a motion to deny the application because values were determined by 2010 sales. The motion was seconded by Joseph Arcudi. Motion passed.

#10 54-0-10A The Board reviewed the abatement application for D&F Afonso Builders along with the 2011 comparable sales that were supplied by the applicant. Priscilla will send a letter with explanation on how values are set. After discussion Joseph Niro made a motion to deny the application because values were determined by 2010 sales. The motion was seconded by Joseph Arcudi. Motion passed.

#11 32-0-5 The Board reviewed the abatement application for Quarry Office Suites, LLC along with the Realtors opinion of value. Priscilla will send a letter with explanation on how values are set. A motion was made by Joseph Niro to deny the abatement because the realtor's sales used to determine value were not sales that took place in a similar market to Milford. Joseph Arcudi seconded the motion. The motion passed.

#12 32-0-6 The Board reviewed the abatement application for Quarry Office Suites, LLC along with the Realtors opinion of value. Priscilla will send a letter with explanation on how values are set. A motion was made by Joseph Niro to deny the abatement because the realtors sales used to determine value were not sales that took place in a similar market to Milford. Joseph Arcudi seconded the motion. The motion passed.

#28 26-43-4A The Board reviewed the abatement application for Donato & David Niro along with 2011 comparable sales. Priscilla will send a letter with explanation. A motion was made by Joseph Niro to deny the application because values were determined by 2010 sales. The motion was seconded by Joseph Arcudi. Motion passed.

#29 48-0-576 The Board reviewed the abatement application for Cohen, submitted by Zappella Four R/T (the mortgage holder). Priscilla will send a letter with explanation. Joseph Niro made a motion to abate the value from \$507,800 to \$403,400 after an inspection and adjustments were made. The motion was seconded by Joseph Arcudi. Motion passed.

#37 PP ACCT # 000839 The Board reviewed the abatement application for Shaws Supermarkets on their personal property. After the Boards review of the Form of List Joseph Niro made a motion to abate \$32,908 in value. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. The motion passed.

#41 43-0-73 The Board reviewed the application for abatement for Ross Mazzarelli along with his concerns and a motion was made by Joseph Niro to abate \$18,100 in value. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. The motion passed.

#44 47-0-42, The Board reviewed the application for abatement for Christopher Mazzarelli along with his concerns and a motion was made by Joseph Niro to abate \$5,400 in value. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. The motion passed.

#45 41-0-60-36B The Board reviewed the application for abatement from Ami Bellefeville. We left 2 phone messages and sent a letter requesting an inspection without any response from the taxpayer. Priscilla will send a letter with explanation. Joseph Niro made a motion to deny the application based on the fact we were not able to inspect the property. The motion was seconded by Joseph Arcudi. The motion passed.

#48 52-0-186D The Board reviewed the application for abatement from Kevin Meehan along with his concerns regarding the wetlands on the parcel. After review of our GIS site Joseph Niro made a motion to abate \$16,100 for the size of the wetlands on the property. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. Motion passed.

#51 39-0-56A The Board reviewed the application for abatement for CPDEL LLC along with their concerns about the wetland on the property. After the Board reviewed the GIS data and the property record card the wetlands have already been considered in the assessment. Priscilla will send a letter with explanation. Joseph Niro made a motion to deny the application. The motion was seconded by Joseph Arcudi. Motion passed.

#52 38-115-C2 The Board reviewed the application for abatement for CPDEL LLC along with their concerns about the wetland on the property. After the Board reviewed the GIS data and the property record card the wetlands have already been considered in the assessment. Priscilla will send a letter with explanation. Joseph Niro made a motion to deny the application. The motion was seconded by Joseph Arcudi. Motion passed.

#53 26-38-79 The Board reviewed the abatement application for David Turcotte. Joseph Niro made a motion to abate the value from \$282,000 to \$250,900 after an inspection and adjustments were made. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. Motion passed.

#54 PP ACCT # 001798 The Board reviewed the abatement application for Alliance Healthcare Services on their personal property. After the Boards review of the Form of List Joseph Niro made a motion to abate \$22,053 in value. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. The motion passed.

#55 35-22-17 The Board reviewed the abatement application for Eric Recame. Joseph Niro made a motion to abate the value from \$271,100 to \$243,600 after an inspection and adjustments were made. Priscilla will send a letter with explanation. The motion was seconded by Joseph Arcudi. Motion passed.

#57 41-0-48 The Board reviewed the abatement application from Imperial Capital Bank along with an appraisal they submitted that was specified for bank purposes only. A motion was made by Joseph Niro to deny the abatement because the appraisal used sales that took place in areas not similar to the Milford market. Priscilla will send a letter with explanation. Joseph Arcudi seconded the motion. The motion passed.

60 PP ACCT# 000092 The Board reviewed the application for abatement for COMCAST OF MA I INC and found that the personal property was assessed at market value. Joseph Niro made a motion to deny the application. The motion was seconded by Joseph Arcudi. Motion passed.

#62 42-0-334 The Board reviewed the application for abatement for Mr. Aronovitz along with the taxpayers concerns. Joseph Niro made a motion to deny the application. This is a pending appellate tax board case. The motion was seconded by Joseph Arcudi. Motion passed.

#64 41-0-435 The Board reviewed the application for abatement for Nice Enterprises along with the tax payers comparable properties. The comparable properties were extremely different than the subject property and the Board found that the property represents market value. Priscilla will send a letter with explanation. Joseph Niro made a motion to deny the application. The motion was seconded by Joseph Arcudi. Motion passed.

#65 30-133-12 The Board reviewed the application for abatement for Mr. & Mrs. Roxo along with the taxpayers concerns. After review the Board found the property is at market value and a letter will be sent to explain how values are determined. Joseph Niro made a motion to deny the application. The motion was seconded by Joseph Arcudi. Motion passed.

#68 PP ACCT # 001181 The Board reviewed the application for abatement for Cingular Interactive. This company was sold to Velocita Wireless and is now under New Cingular Wireless. This is a duplicate bill to Acct# 002735. A motion was made by Joseph Niro to abate the bill in full. The motion was seconded by Joseph Arcudi. Motion passed.

#69 PP ACCT# 002735 The Board reviewed the application for abatement for New Cingular Wireless. Joseph Niro made a motion to deny the application based on the 2nd Form of List and accounting and timing. The motion was seconded by Joseph Arcudi. Motion passed.

#72 49-0-48 The Board reviewed the application for abatement for the Income and Expense lien from Frances Iacovelli. Priscilla will send a letter with explanation. Joseph Niro made a motion to deny the application. The Board does not have authority to abate an Income and Expense lien and the office has proof of the form being mailed. The motion was seconded by Joseph Arcudi. The motion passed.

#73 36-0-374A Norman White- A motion was made by Joseph Niro and seconded by Joseph Arcudi to send a request to the Department of Revenue to abate under CH 58 sec 8, this parcel should have been closed and no bill issued. The motion was seconded by Joseph Arcudi. Motion passed.

PP ACCT# 003087 Spin City – A motion was made by Joseph Niro and seconded by Joseph Arcudi to send a request to the Department of Revenue to abate under CH 58 sec 8, this is a duplicate bill to Acct # 000889. The motion was seconded by Joseph Arcudi. Motion passed.

PP ACCT # 003271 Fallon Clinic – A motion was made by Joseph Niro and seconded by Joseph Arcudi to send a request to the Department of Revenue to abate under CH 58 sec 8, this account should have been exempt. The motion was seconded by Joseph Arcudi. Motion passed.

The Board reviewed the letter from Paula Fortin (Tax Collector) dated March 16, 2012. Joseph Niro made a motion to postpone action until Samuel Bonasoro's return. The motion was seconded by Joseph Arcudi. The motion passed.

The next Board meeting will be May 8, 2012 at 2:00 p.m..

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

Respectfully submitted,

Priscilla Hogan, Clerk
Cc: Selectmen
