



Town of Grafton
Office of the Board of Assessors
Drew Manlove – Principal Assessor
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Grafton, MA 01519
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RECEIVED TOWN CLERK
GRAFTON, MA
2016 MAY 3 PM 4 02

MINUTES
BOARD OF ASSESSORS
April 5, 2016

A meeting of the Grafton Board of Assessors was held in the Grafton Municipal Center on Tuesday, April 5, 2016. Chairman Drew Manlove, Clerk Marsha Platt and Tammy Kalinowski were present at the meeting.

1. CALL TO ORDER

Chairman, Drew Manlove called the meeting to order at 9:45 AM.

2. ACTION ITEMS

A. Approval of Minutes: A motion to approve the minutes from March 10, 2016 was made by Marsha Platt and seconded by Drew Manlove. Motion passed.

B. Bills – March: The following FY 2016 bills were approved:

Holden Landmark Corporation	\$ 28.00
Worcester Registry of Deeds	<u>\$ 4.00</u>
	\$ 32.00

C. Real Estate Exemptions: A motion to approve FY 2016 real estate exemptions, as presented, was made by Marsha Platt and seconded by Drew Manlove. Motion passed. See attached list.

D. Real Estate Abatements: A motion to approve FY 2016 real estate abatements, as presented, was made by Marsha Platt and seconded by Drew Manlove. Motion passed. See attached list.

A motion to deny a FY 2016 real estate abatement for Richard & Carol Mahassel Life estate, 20 Church Street, was made by Drew Manlove and seconded by Marsha Platt. Motion passed.

E. Personal Property Abatements: A motion to approve a FY 2016 personal property abatement for Sunnova Lease Vehicle 3, LLC in the amount of \$554.76 was made by Drew Manlove and seconded by Marsha Platt. Motion passed.

A motion for deny a FY 2016 personal property abatement for KB Solar, LLC, 82 Worcester Street, was made by Marsha Platt and second by Drew Manlove. Motion passed.

F. 3ABCs: The Board reviewed FY 2017 3ABC filings. Drew informed the Board that he received a filing for Pakachoag Acres Day Care Center, Inc. that is missing a signature. Drew contacted Pakachoag Acres letting them know the filing was missing the signature. They will resend the signature page. Drew is also missing a filing from Massachusetts Chiefs of Police. Drew will double check to see if it was missed as they file via email. A motion to accept the FY 2017 3ABC filings as presented was made by Drew Manlove and seconded by Marsha Platt. Motion passed. The following is a list of accepted FY 2017 3ABC filings for property owned by:

Advocates, Inc.
American Legion
Apple Tree Arts
Congregational Church of Grafton

The General Hospital Corporation
Grafton Historical Society
Grafton Land Trust
Grafton Lions Club
Greater Worcester Land Trust
Horace Mann Educational Associates, Inc.
MetroWest Facilities, LLC
NE Conference of the United Methodist Church
New England Forestry Foundation
Seven Hills Community Service, Inc.
Touchstone Community School, Inc.
Trustees of Tufts College
UMASS Memorial Medical Group, Inc.
Valley Treasures Store, Inc.
Willard House and Clock Museum
Youth Opportunities Upheld, Inc.

G. Uncollectible real estate tax: Drew informed the Board he received a memo from Jessica Gomez, Treasurer/Collector, requesting that outstanding tax on various properties now owned by the Town of Grafton be abated as uncollectible. A motion to approve the abatement of uncollectible real estate tax was made by Marsha Platt and seconded by Drew Manlove. Motion passed.

H. Uncollectible personal property: Drew informed the Board he received a request from Jessica Gomez, Treasurer Collector, to abate outstanding personal property tax for Fiscal years 2003 through 2016 as uncollectible. A motion to approve the abatement of uncollectible personal property tax was made by Marsha Platt and seconded by Drew Manlove. Motion passed.

3. DISCUSSION ITEMS

A. Motor vehicle excise commitments 2016-02 & 2015-20: The Board was informed that the 2016-02 motor vehicle excise commitment was received and that there is a 2015-20 motor vehicle excise commitment for a manual bill.

B. Update on revaluation: Bids for revaluation services were opened on April 18, 2016. There was one bid for real estate and one bid for personal property. Both bids were from Real Estate Research Consultants (RRC). Drew spoke with Brian Pelletier and Jerry Natale from RRC. RRC has signed the contracts. Funding for this will be voted on at May Town Meeting. The Board of Selectmen will sign the contracts at their regular meeting after Town Meeting. Jerry is scheduled to start on real estate on April 21, 2016.

4. CORRESPONDENCE

Drew informed the Board that he receives Planning Board request for comments via email and would like to know if the Board would like him to forward copies to them before replying. The Board does not wish to have the request for comments forwarded to them before Drew replies.

5. ANY OTHER ITEM WHICH MAY LAWFULLY COME BEFORE THE BOARD

None.

6. MEETING DATES

Tuesday, April 26, 2016 at 9:30 AM

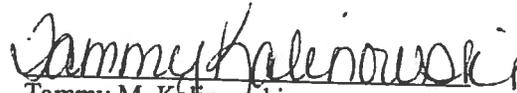
7. EXECUTIVE SESSION

None.

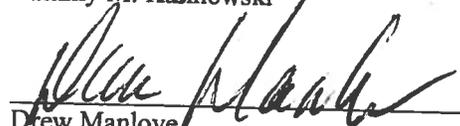
8. ADJOURNMENT

A motion to adjourn the meeting at 10:23 AM was made by Marsha Platt and seconded by Drew Manlove. The motion passed.

Minutes typed and recorded by:


Tammy M. Kalinowski

Approved:


Drew Manlove

EXHIBITS:

- Draft minutes March 10, 2016, 6 pages.
- FY 2016 Schedule of Bills Payable, March 21, 2016 and March 22, 2016.
- Real estate exemptions, 4 applications.
- Real estate abatements, 4 applications.
- Personal property abatements, 2 applications.
- 3ABCs, 20 applications.
- Memo from Jessica Gomez, Treasurer Collector, to Drew Manlove, dated March 15, 2015, regarding uncollectible real estate taxes, 1 page.
- Collector's Schedule of Uncollected Personal Property Taxes to the Board of Assessors, dated March 28, 2016, 2 pages.
- Email from Kelley & Ryan regarding motor vehicle excise commitments, dated March 28, 2016, 2 pages.

FY 2016 RE EXEMPTION REPORT

DATE 04/05/2016

PARCEL ID	APPLICANT	EXEMPT CL.	EXEMPT TAX	EXEMPT CPA	EXEMPT CERT. #
75-0-19	LUSSIER RAYMOND J	17D	\$470.48	\$7.06	6728
114-0-105	LABBE LORRAINE E	17D	\$459.33	\$6.89	6729
10-0-141A	FAUCHER ALFRED J SR	41C	\$750.00	\$11.25	6730
80-0-17A	CONWAY WILLIAM R	41C	<u>\$1,000.00</u>	<u>\$15.00</u>	6731
			\$2,679.81	\$40.20	

FY 2016 RE ABATEMENT REPORT**DATE VOTED 04/05/2016**

PARCEL ID	OWNER	ABATED TAX	ABATED CPA	ABATE. CERT. #
113-0-52C	PENNELL JAMES F	\$50.25	\$0.76	6742
119-0-1	MG KANE PROPERTIES INC	\$380.23	\$0.00	6743
129-0-55	GUPTA PANKAJ	<u>\$234.50</u>	<u>\$3.52</u>	6744
		\$664.98	\$4.28	



Town of Grafton
Office of the Treasurer/Collector
30 Providence Road
Grafton, MA 01519

Tel. (508) 839-5335 Ext 1170 • Fax (508) 887-9538
Email: treasurercollectors@graffton-ma.gov

TO: Drew Manlove
Principal Assessor

FROM: Jessica Gomez
Treasurer/Collector

DATE: March 15, 2016

RE: Uncollectable Taxes

Below please find a list of taxes that I deem to be uncollectable.

Each parcel listed is currently owned by the Town of Grafton thus removing my option of placing a tax title lien as a means of collection.

I respectfully request the following outstanding amounts be abated:

FY2008:

74-0-85	26 Upton Street	\$590.15 Tax & \$8.86 CPA
59-0-50	1S Putnam Lane	\$570.32 Tax
59-0-65	2S Putnam Lane	\$33.61 Tax

FY2011:

74-0-721	1 L3 Grafton Common	\$38.85 Tax & \$.58 CPA
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FY2012:

74-0-89	6 Upton Street	\$250.00 I/E Lien
74-0-90	4 Upton Street	\$250.00 I/E Lien

Please let me know if you have any questions or should require any additional information in order to process this request. Thanks

