

# MINUTES

Page 1

## BOARD OF ASSESSORS

Date: 06/18/2019

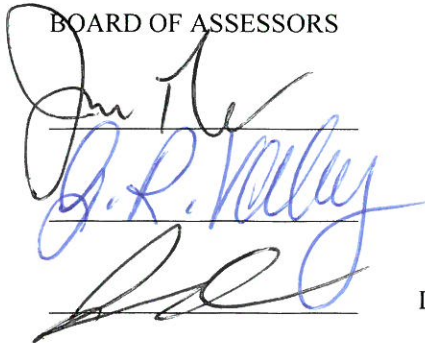
Present: Jude T. Cristo, Jonathan M. Cammuso, Principal Assessor Keomani, George R. Valery and Maureen Trottier  
Start time 4:30 pm

Absent:

The Board acted on the following:

- 1) The Board reviewed and signed the minutes from the 05/21/2019 meeting.
- 2) The Board reviewed and signed a W. B. Mason invoice.
- 3) The Board reviewed and signed an invoice from Real Estate Research Consultants, Inc.
- 4) The Board reviewed and signed an invoice from Vadar Systems.
- 5) The Board reviewed and signed invoices from Vision Government Solutions Inc.
- 6) The Board reviewed and signed an invoice from M.L.S. Property Information Network, Inc.
- 7) The Board reviewed and discussed Real Estate sales for the month of April.
- 8) The Board received an update from Principal Assessor Keomani on the ongoing revaluation.
- 9) Meeting adjourned at 5:15 pm.

BOARD OF ASSESSORS



DATE: JUNE 16, 2019

2019 JUL 17 AM 9:52  
VALERY, GEORGE R.  
TROTTER, MAUREEN



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	I66053912
Customer Number	C1008418
Invoice Date	05/06/2019
Due Date	06/05/2019
Order Date	05/03/2019
Order Number	S090738867
Order Method	WEB

Town Of MillburyAssesors  
ATTN: Jean Moroski  
127 Elm St  
Millbury MA 01527

**Delivery Address**  
Town Of MillburyAssesors  
Attn.: Jean Moroski  
127 Elm St  
Millbury MA 01527

W.B. Mason Federal ID #: 04-2455641

## Important Messages

Please send all remittance coupons with your payment to our REMITTANCE ADDRESS:

**W.B. Mason Co., Inc.**  
**PO BOX 981101**  
**Boston, MA 02298-1101**

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BLZ41200	PAPER,LTR,98BRT,WHITE,5000/CT	1	CT	78.99	78.99
HEWCF280X	TONER,F/M401/425-6.9K	1	EA	188.99	188.99
TOP71533	PAD,LGL RL,LTR,12/PK,WHT	1	DZ	36.59	36.59
QUA46071	MOISTENER,ENVELOPE,CLR	1	PK	14.99	14.99
BICWOFQD324	FLUID,CORRECT,QD,3/PK,WE	1	PK	8.69	8.69
BICWOSQPP418	PEN,CORRECTION,4/PK,WE	1	PK	13.99	13.99
BICWOTAPP418	TAPE,CORRECTION 4-PACK,WE	1	PK	13.99	13.99

- Please See Next Page for Continuation -

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Town Of MillburyAssesors  
ATTN: Jean Moroski  
127 Elm St  
Millbury MA 01527

### Remittance Section

Customer Number	C1008418
Invoice Number	I66053912
Invoice Date	05/06/2019
Terms	Net 30
<b>Total Due</b>	<b>379.02</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C1008418I66053912I660539120000000379025

**REAL ESTATE RESEARCH CONSULTANTS, INC.**

**1538 TURNPIKE STREET  
NORTH ANDOVER, MA 01845  
(978)681-1991**

PERSONAL PROPERTY

INVOICE # 1

MONTH OF MAY 2019


TOWN OF MILLBURY -PERSONAL PROPERTY

DATA COLLECTION

# OF ACCOUNTS COLLECTED	200
X COLLECTION PRICE	<u>\$46</u>
= AMOUNT DUE	\$9,200

DATA ENTRY

# OF ACCOUNTS DATA ENTERED	0
X ENTRY PRICE	<u>\$8</u>
= AMOUNT DUE	\$0



REVIEW AND APPRAISAL

WIRELESS, CATV & UTILITIES	<u>\$0</u>
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TOTAL ACCOUNTS COLLECTED TO DATE=200

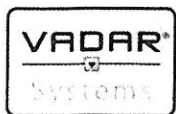
TOTAL ACCOUNTS DATA ENTERED TO DATE=0

**AMOUNT DUE**

\$9,200

REMIT TO:

REAL ESTATE RESEARCH CONSULTANTS, INC.  
1538 TURNPIKE STREET  
NORTH ANDOVER, MA 01845



EST. 1996

# INVOICE

Town of Millbury - Assessor  
Attention: Jean Moroski  
127 Elm Street  
MILLBURY MA 01527

Invoice Date  
Jul 1, 2019

Invoice Number  
INV-5875

Vadar Systems Inc.  
20 Main Street, Suite G1  
Acton, MA 01720  
Phone: 978.461.5855  
Fax: 978.461.5850  
[www.vadarsystems.com](http://www.vadarsystems.com)

Description	Amount USD
Abatement/Exemption for Real Estate/Personal Property	756.93
Abatement/Exemption for Motor Vehicle and/or Boat Excise	756.93
Subtotal	1,513.86
<b>TOTAL USD</b>	<b>1,513.86</b>

## Due Date: Jul 31, 2019

This is for annual licensing and support for the term of July 1, 2019 through June 30, 2020

Our Tax ID # is 04-3323987

Make all checks payable to: VADAR Systems, Inc.

If you have any questions concerning this invoice, call: Frank Natale @ 978.461.5858

THANK YOU FOR YOUR BUSINESS!

Vision Government Solutions, Inc.  
1 Cabot Rd - Suite 100  
Hudson, MA, 01749  
Phone: (800) 628-1013  
Email: AR@vgsi.com

Invoice Nbr.: IN001843  
Date: 01-Jul-2019  
Due Date: 31-Jul-2019  
Terms: Net 30 Days

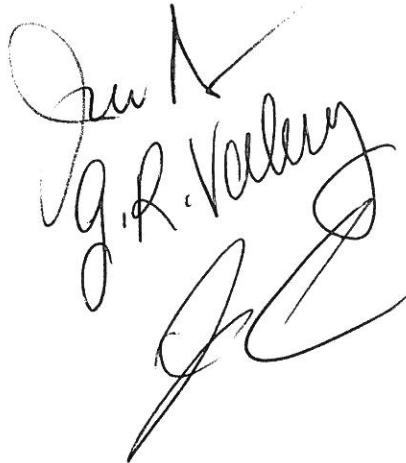
# INVOICE

BILL TO:  
Millbury  
Assessors Office  
127 Elm Street  
Millbury MA 01527  
United States of America

DATE	ACTIVITY	QTY.	RATE	AMOUNT
7/1/2019	Web Hosting: 7/19 - 6/20	1.00	2,833.00	2,833.00

BALANCE DUE  
(USD):

**\$2,833.00**

  
J. R. Valley  
JC

Vision Government Solutions, Inc.  
1 Cabot Rd - Suite 100  
Hudson, MA, 01749  
Phone: (800) 628-1013  
Email: AR@vgsi.com

Invoice Nbr.: **IN001540**  
Date: 01-Jul-2019  
Due Date: 31-Jul-2019  
Terms: Net 30 Days

# INVOICE

BILL TO:  
Millbury  
Assessors Office  
127 Elm Street  
Millbury MA 01527  
United States of America

DATE	ACTIVITY	QTY.	RATE	AMOUNT
7/1/2019	CAMA MNT: 7/19 - 6/20	1.00	6,015.00	6,015.00

BALANCE DUE  
(USD): **\$6,015.00**

  
G.R. Valery

Vision Government Solutions, Inc.  
1 Cabot Rd - Suite 100  
Hudson, MA, 01749  
Phone: (800) 628-1013  
Email: AR@vgsi.com

Invoice Nbr.: **IN002001**  
Date: 31-May-2019  
Due Date: 30-Jun-2019  
Terms: Net 30 Days

# INVOICE

BILL TO:  
Millbury  
Assessors Office  
127 Elm Street  
Millbury MA 01527  
United States of America

Project ID: Millbury, MA Update FY2020

**Project #** MAMILB00-2020-001  
**Project Description** Millbury, MA Update FY2020

Contract Amount	33,499.72
Total Completed to Date	3,829.42
Retainage 10%	382.94
Total Earned Less Retainage	3,446.48
Less Previous Invoices Sent	0.01
Current Contract Amount Due	3,446.47
Current Deposit Applied	
<b>Current Payment Due</b>	<b>3,446.47</b>

*John A. Valery*  
*JAV*

Millbury, MA Update FY2020  
Project: MAMILB00-2020-001

Period From: 05-2019  
Invoice Date: 5/31/2019

Period To: 05-2019  
Invoice Number: IN002001

Description of Work	Scheduled Value	Previous Application	Current Billing	Completed to Date		Balance to Finish	Retainage
				Amount	%		
Project Supervision	4,785.00	0.00	<b>645.98</b>	717.75	15	4,067.25	71.78
Residential Valuation	5,717.00	0.00	<b>1,800.86</b>	2,000.95	35	3,716.05	200.10
Residential Field Review	2,872.00	0.00	<b>0.00</b>	0.00	0	2,872.00	0.00
Commercial Valuation	8,852.00	0.00	<b>0.00</b>	0.00	0	8,852.00	0.00
Commercial Field Review	632.00	0.00	<b>0.00</b>	0.00	0	632.00	0.00
Data Entry	1,553.00	0.00	<b>0.00</b>	0.00	0	1,553.00	0.00
Data Entry Printing	1,345.00	0.00	<b>0.00</b>	0.00	0	1,345.00	0.00
Project Finalization & Support	5,418.00	0.00	<b>0.00</b>	0.00	0	5,418.00	0.00
Travel & Expense	1,350.00	0.00	<b>121.50</b>	135.00	10	1,215.00	13.50
Bonding	975.72	0.00	<b>878.15</b>	975.72	100	0.00	97.57
Total:	33,499.72	0.00	<b>3,446.48</b>	3,829.42	11	29,670.30	382.94



**INVOICE**

Jean Moroski

MLS ID Number: CN209026  
Invoice Number: 15617699  
Invoice Date: 5/30/2019  
Due Date: 6/29/2019

**CURRENT CHARGES**


Item Code	Description	Charges
2503	Quarterly MLS Subscription - Non-Realtor-3rd Quarter MLS Participation Fees (July 1st - September 30th 2019)	\$87.00
	Subtotal:	\$87.00
	Credit Applied:	\$0.00
	Balance Due:	\$87.00

PLEASE INCLUDE YOUR MLS ID NUMBER ON MAILED PAYMENTS  
MAKE CHECKS PAYABLE TO **MLS PROPERTY INFORMATION NETWORK, INC.**

MLS Participation Fees will be billed quarterly in advance, and all other charges will be billed monthly in arrears.

Payment in full is due within thirty (30) days of the invoice date.  
If payment is not made when due, services may be terminated and any unpaid balance  
will be subject to interest at the rate of (1.5%) per month until paid

904 Hartford Turnpike \* Shrewsbury MA 01545 \* Phone: (508) 845-1011 \* (800) 695-3000 \* Fax: (508) 845-7823  
[www.mlspin.com](http://www.mlspin.com)



**YEAR 2019**  
**ASSESSORS WARRANT TO COLLECTOR**  
**MOTOR VEHICLE AND TRAILER EXCISE**

**THIRD** COMMITMENT  
 FIRST, SECOND, THIRD, ETC.

THE COMMONWEALTH OF MASSACHUSETTS

.....**Millbury**.....  
 NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

To...Denise Marlborough....., Collector of Taxes  
 for.....**Millbury**..... in the County of.....**Worcester**.....  
 NAME OF CITY OR TOWN

**GREETING:**

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being One hundred and fifty nine thousand three hundred and forty dollars and ninety one .....cents (\$159,340.91)

And you are to pay over said excises and interest to...Denise Marlborough.....  
 Treasurer of .....**Millbury**....., or to his successor in office, at the times and in the manner  
 NAME OF CITY OR TOWN

provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said excises and interest with your excise list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

And if a person refuses or neglects to pay his excise for fourteen days after demand, you shall issue a warrant to collect said excise including interest, charges and fees. If a person refuses or neglects to pay his excise after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said excise in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this.....Tenth.....day of June....., 2019.....

BOARD OF ASSESSORS

OF

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE



**YEAR 2019**  
**ASSESSORS WARRANT TO COLLECTOR**  
**MOTOR VEHICLE AND TRAILER EXCISE**

**2019 - 99** COMMITMENT  
 FIRST, SECOND, THIRD, ETC.

THE COMMONWEALTH OF MASSACHUSETTS

Millbury  
 NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

To...Denise Marlborough....., Collector of Taxes

for.....Millbury..... in the County of..... Worcester .....  
 NAME OF CITY OR TOWN

**GREETING:**

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being Eight thousand seven hundred and fifty one dollars and twenty five.....cents (\$8,751.25)

And you are to pay over said excises and interest to...Denise Marlborough.....,  
 Treasurer of .....Millbury....., or to his successor in office, at the times and in the manner  
 NAME OF CITY OR TOWN

provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said excises and interest with your excise list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

And if a person refuses or neglects to pay his excise for fourteen days after demand, you shall issue a warrant to collect said excise including interest, charges and fees. If a person refuses or neglects to pay his excise after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said excise in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this.....Tenth.....day of June....., 2019.....

BOARD OF ASSESSORS

OF

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE



*Summary by Land Use*  
**MILBURY, MA**

06/12/2019

Land Use Code	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101 SINGLE FAM	143	348,556	332,236	0.96	330,444	320,800	0.95	0.04	5.75%	0.95
		348,556	332,236	0.96	330,444	320,800	0.95	0.04	5.75%	0.95

# Summary by Style MILLBURY, MA

06/12/2019

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	26	311,492	299,073	0.97	273,500	272,250	0.95	0.05	7.17%	0.96
02 Split-Level	2	355,000	339,300	0.95	355,000	339,300	0.95	0.03	3.16%	0.96
03 Colonial	62	417,431	396,789	0.96	417,982	402,600	0.95	0.03	4.63%	0.95
04 Cape Cod	12	300,495	283,483	0.94	299,500	277,400	0.95	0.04	3.68%	0.94
04R Raised Cape	3	353,260	339,900	0.96	348,500	331,500	0.95	0.01	1.75%	0.96
06 Conventional	22	231,655	222,782	0.97	232,250	227,300	0.95	0.07	9.86%	0.96
07 Modern/Contemp	4	362,625	345,575	0.95	326,750	326,750	0.95	0.05	5.53%	0.95
08 Raised Ranch	12	328,450	312,442	0.95	325,000	313,750	0.95	0.05	4.47%	0.95
		348,556	332,236	0.96	330,444	320,800	0.95	0.04	5.75%	0.95

*Summary by Land Use*  
**MILLBURY, MA**

06/12/2019

Land Use Code	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
102 Condo NL	50	293,391	278,476	0.95	325,000	312,950	0.95	0.02	3.49%	0.95
		293,391	278,476	0.95	325,000	312,950	0.95	0.02	3.49%	0.95



# Summary by Condo Complex MILLBURY, MA

06/12/2019

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 PAUL REVERE	8	194,188	181,150	0.94	191,250	181,100	0.95	0.07	6.18%	0.93
04 BRIERLY POND	8	317,988	303,062	0.95	324,450	300,700	0.95	0.02	2.63%	0.95
05 DUPLEX CONDC	6	252,150	234,450	0.93	260,000	240,000	0.95	0.03	4.39%	0.93
06 MILES ST	1	200,000	192,300	0.96	200,000	192,300	0.96	0.00	0.00%	0.96
07 OAKES CIRCLE	1	290,000	276,300	0.95	290,000	276,300	0.95	0.00	0.00%	0.95
08 BRIERLY POND ;	5	341,000	324,600	0.95	340,000	324,900	0.95	0.01	3.37%	0.95
09 STRATFORD VIL	17	349,845	334,506	0.96	354,900	332,800	0.95	0.01	2.72%	0.96
11 108 WEST MAIN	2	119,450	112,100	0.94	119,450	112,100	0.94	0.06	6.38%	0.94
12 OAKES ST	2	339,000	320,500	0.95	339,000	320,500	0.95	0.00	0.53%	0.95
		293,391	278,476	0.95	325,000	312,950	0.95	0.02	3.49%	0.95

# Summary by Land Use MILBURY, MA

06/12/2019

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
104	TWO FAMILY	13	271,558	259,023	0.96	271,100	259,800	0.94	0.06	6.79%	0.95
105	THREE FAM	1	338,000	322,300	0.95	338,000	322,300	0.95	0.00	0.00%	0.95
			276,304	263,543	0.96	271,550	260,950	0.95	0.06	6.32%	0.95

*Summary by Land Use*  
**MILBURY, MA**

06/12/2019

Land Use Code	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
130 VACANT	2	144,500	133,100	0.92	144,500	133,100	0.92	0.00	0.00%	0.92
		144,500	133,100	0.92	144,500	133,100	0.92	0.00	0.00%	0.92

**BUILDING RATES**

<u>Style</u>	<u>Old Rate</u>	<u>New Rate</u>
Ranch	\$100	\$107
Split-level	\$95	\$110
Colonial	\$95	\$100
Cape Cod	\$100	\$104
Raised Cape	\$100	\$106
Bungalow	\$95	\$95
Conventional	\$110	\$105
Modern/Contemp	\$94	\$98
Raised Ranch	\$100	\$113
Family Flat	\$85	\$90
Family Duplex	\$85	\$90
Family Conver.	\$85	\$93
Mobile Home	\$50	\$52
Camp	\$60	\$63
Apts 4+ Unit	\$85	\$88
APT/FGR/BRN	\$63	\$65
Condominiums	\$123	\$130

In addition to the changes in the base rates, additional depreciation will be applied as part of the change in the date of valuation and a revision of depreciation table to allow for more depreciation on older homes.

A quick review of the old to new changes for residential parcels in the sales file have produced the changes listed below for residential classes:

- Single Family: up 6%
- Multi Family: up 7% (small sample size)
- Condominiums: up 3% (does not include newly constructed units)

Please review the proposed changes. Once they are approved, we can apply the changes to the master file, recalculate the file, and begin the field review with the new rates.