

MINUTES

Page 1

BOARD OF ASSESSORS

Date: 07/16/2019

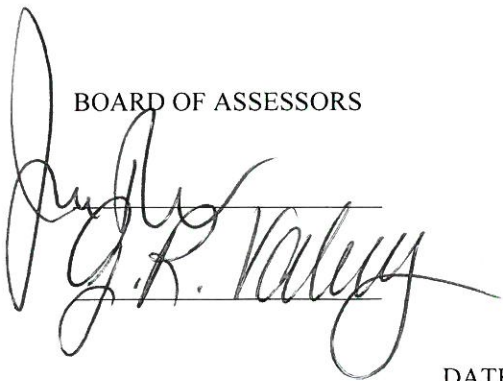
Present: Jude T. Cristo, Jonathan M. Cammuso, Principal Assessor Keomani, George R. Valery and Maureen Trottier
Start time 4:30 pm

Absent:

The Board acted on the following:

- 1) The Board reviewed and signed the minutes from the 06/18/2019 meeting.
- 2) The Board reviewed and signed Boat Excise from the month of May.
- 3) The Board reviewed and signed Real Estate/Personal Property Tax from the month of May.
- 4) The Board reviewed and signed Motor Vehicle Excise from the month of May.
- 5) The Board reviewed and approved an abatement for property (map-2 lot-47) damaged by fire.
- 6) The Board discussed Boat Excise and will do more research on fees and fines.
- 7) The Board received an update on the revaluation from Principal Assessor Keomani.
- 8) The Board discussed Solar Farms and taxation the Board will do more research.
- 9) The Board discussed retention ponds and their uncollected taxes. Principal Assessor Keomani will do more research and report back to the Board with his recommendations.
- 10) Meeting adjourned at 5:30 pm.

BOARD OF ASSESSORS



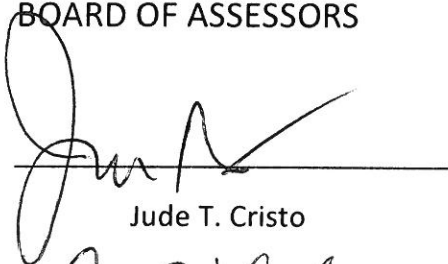
DATE: AUGUST 20, 2019

RECEIVED
TOWN CLERK
2019 AUG 21 AM 9:34
MILLSBORO, MASS.

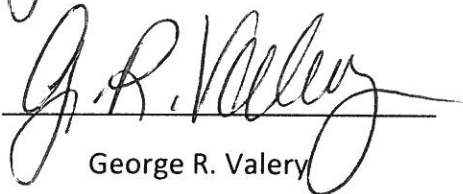
FISCAL YEAR 2019

BOAT EXCISE Report for the month **May 2019**

BOARD OF ASSESSORS



Jude T. Cristo



George R. Valery



Jonathan M. Cammuso

7-16-19

Date

COMMONWEALTH OF MASSACHUSETTS
MONTHLY LIST OF ABATEMENTS FOR BOAT EXCISE
MILLBURY BOARD OF ASSESSORS

LEVY OF 2018 BOAT EXCISE IN THE MONTH OF May 2019

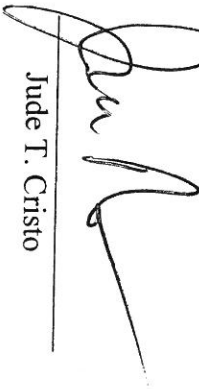
NAME	WHY ABATED	BILL #	AMOUNT ABATED
CEDONA	MOVED OUT OF STATE	78B	\$10.00
MARCUM	NO INFO/ADDRESS	202B	\$20.00

\$30.00

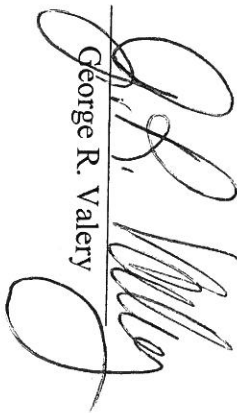
FISCAL YEAR 2019

EXCISE report for the month May 2019

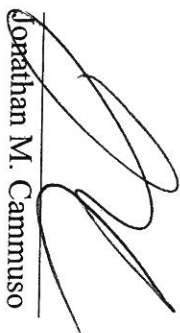
BOARD OF ASSESSORS



Jude T. Cristo



George R. Valery



Jonathan M. Cammuso

Date

Abatement Report FY 2019 Motor Vehicle Excise From 5/1/2019 Through 5/31/2019

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
5/5/2019		Cancel	256	10148	REMUCK JENNIFER D	BR78EH	\$65.63
5/5/2019		Transfer	257	2304	COAKLEY MACKENZIE M	2140SP	\$68.75
5/5/2019		Cancel	258	234	AHLEN ROY M	75YC86	\$33.75
5/5/2019		Cancel	259	5512	HONDA LEASE TRUST	CIL325	\$155.63
5/5/2019		Cancel	260	2870	DAVIAU ASHLEY L	68JY64	\$40.31
5/5/2019		Cancel	261	518	ASSURED VEHICLE LEASING CORP	896WS2	\$56.26
5/5/2019		Transfer	262	6999	LEE JEFFREY J	7AP560	\$43.75
5/5/2019		Transfer	239	4237	FULLEN SEAN L	5TB215	\$57.50
5/5/2019		Cancel	254	5541	HORTON DELANEY REYNARD	7SE487	\$73.96
5/5/2019		Transfer	241	10149	REMUCK JENNIFER D	262YP6	\$36.25
5/5/2019		Exempt	243	2138	CHASE-CORRIVEAU MICHELLE M	8HC313	\$365.00
5/5/2019		Transfer	244	6945	LEBLANC AMY D	475LKO	\$88.75
5/5/2019		Other	245	4955	GRINDLEY WALTER M	7PKJ20	\$35.00
5/5/2019		Cancel	246	11772	THOMPSON DAVID G	722ZP2	\$45.00
5/5/2019		Cancel	247	5819	JAKUBIAK JEFFREY J	6BX414	\$77.81
5/5/2019		Cancel	248	9289	PALIN MARK J	3493EB	\$67.71
5/5/2019		Cancel	249	7149	LOBO ELIZABETH M	2YP996	\$32.29
5/5/2019		Cancel	250	6008	JONES DANIEL ALLEN	7NM585	\$35.42
5/5/2019		Transfer	251	10958	SHEEHAN RICHARD J	9297VI	\$65.31
5/5/2019		Transfer	240	2641	CROSSMAN SARAH ANNE	4KJ413	\$46.25
5/10/2019		Transfer	357	13475	HINES DOROTHY A	9154WG	\$50.62
5/10/2019		Cancel	354	5450	HONDA LEASE TRUST	3YX129	\$37.50
5/10/2019		Transfer	352	14016	ZONA MARY E	44Y670	\$33.75

Abatement Report FY 2019 Motor Vehicle Excise From 5/1/2019 Through 5/31/2019

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
5/10/2019		Registry Error	356	13652	MERCADANTE FRANCIS R	ANJ4	\$23.75
5/10/2019		Transfer	355	8737	NELSON ROSEMARY A	3HC455	\$31.67
5/10/2019		Cancel	353	13573	LAVERTY THOMAS RYAN	RS74LM	\$110.63
5/10/2019		Transfer	351	699	BARRELL DEVIN T	NE39SV	\$87.08
5/10/2019		Transfer	350	11715	TERVO BRADLEY WAYNE	686NP1	\$71.87
5/10/2019		Transfer	349	1841	CARDINAL GERARD P	2AJ382	\$38.54
5/10/2019		Cancel	348	1843	CARDINAL KEVIN P	7SC187	\$40.00
5/10/2019		Other	347	13144	BASSETT DAVID A	24G980	\$50.00
5/10/2019		Transfer	346	9075	OCTAVIUS ELYMPSE	8PTT10	\$80.00
5/10/2019		Transfer	345	2625	CRONAN KELLYANN	999NB1	\$78.75
5/10/2019		Moved-Recommit	344	13508	INTERNATIONAL BROTHERHOOD OF TEAMSTERS ONE HUNDRED SEVENTY TCWH	74ZST2	\$651.98
5/20/2019		Transfer	359	5444	HONDA LEASE TRUST	5JB698	\$243.75
5/20/2019		Transfer	360	4701	GONYEA MICHAEL J	3FC997	\$33.33
5/20/2019		Cancel	361	12514	WARD BETSY J	99SM10	\$67.71
5/20/2019		Cancel	362	13956	VIRGILIO MATTHEW D	44K910	\$42.19
5/20/2019		Transfer	363	5217	HAWES FRANCES J	8335NT	\$76.67
5/20/2019		Transfer	358	13738	PALERMO DONALD A	4EP339	\$33.75
5/24/2019		Cancel	366	9519	PERKINS LEE J	149AY5	\$7.29
5/24/2019		Cancel	370	13458	HAYES PATRICIA T	44T470	\$26.25
5/24/2019		Cancel	369	9920	PROVOST MARY N	4294DV	\$28.33
5/24/2019		Cancel	371	3279	DIXON CATHERINE J	17TM70	\$44.79
5/24/2019		Cancel	365	13590	LOGAN AND SONS LLC	S39224	\$186.67

Abatement Date	Voted On Date	Clause
12/1/2011	12/1/2011	1
12/1/2011	12/1/2011	2
12/1/2011	12/1/2011	3
12/1/2011	12/1/2011	4
12/1/2011	12/1/2011	5
12/1/2011	12/1/2011	6
12/1/2011	12/1/2011	7
12/1/2011	12/1/2011	8
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12/1/2011	12/1/2011	14
12/1/2011	12/1/2011	15
12/1/2011	12/1/2011	16
12/1/2011	12/1/2011	17
12/1/2011	12/1/2011	18
12/1/2011	12/1/2011	19
12/1/2011	12/1/2011	20
12/1/2011	12/1/2011	21
12/1/2011	12/1/2011	22
12/1/2011	12/1/2011	23
12/1/2011	12/1/2011	24
12/1/2011	12/1/2011	25
12/1/2011	12/1/2011	26
12/1/2011	12/1/2011	27
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12/1/2011	12/1/2011	85
12/1/2011	12/1/2011	86
12/1/2011	12/1/2011	87
12/1/2011	12/1/2011	88
12/1/2011	12/1/2011	89
12/1/2011	12/1/2011	90
12		

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Abatement Report FY 2017 Motor Vehicle Excise From 5/1/2019 Through 5/31/2019

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
5/3/2019		Transfer	873	1643	CAB EAST LLC	965RT6	\$99.90
5/3/2019		Transfer	872	1660	CAB EAST LLC	5PR765	\$489.17
5/3/2019		Transfer	871	1636	CAB EAST LLC	985VZZ	\$156.98
5/3/2019		Transfer	870	1642	CAB EAST LLC	139ZA9	\$156.98
5/3/2019		Transfer	869	1634	CAB EAST LLC	138ZA9	\$156.98
5/31/2019		Cancel	875	11744	TOYOTA LEASE TRUST	4AJ177	\$172.92
5/31/2019		Cancel	874	4342	GARERI GAYLE M	3BT321	\$60.73
Totals			7				\$1,293.66

Abatement Report FY 2018 Motor Vehicle Excise From 5/1/2019 Through 5/31/2019

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
5/3/2019		Transfer	825	1663	CAB EAST LLC	138ZA9	\$402.50
5/3/2019		Transfer	826	13989	CAB EAST LLC	21FR24	\$441.87
5/3/2019		Transfer	824	14017	CHIONCHIO FRANK J JR	316BY4	\$387.50
5/10/2019		Transfer	836	11900	TOYOTA LEASE TRUST	3GL422	\$115.10
5/10/2019		Transfer	830	11855	TOYOTA LEASE TRUST	3SX616	\$161.15
5/10/2019		Transfer	831	11882	TOYOTA LEASE TRUST	3SY245	\$153.85
5/10/2019		Transfer	832	11929	TOYOTA LEASE TRUST	2GB162	\$189.58
5/10/2019		Transfer	833	11922	TOYOTA LEASE TRUST	3MH249	\$115.63
5/10/2019		Transfer	835	11956	TOYOTA LEASE TRUST	4NL371	\$142.50
5/10/2019		Transfer	827	11098	SMITH BRIAN S	1PM463	\$22.08
5/10/2019		Transfer	828	13026	ANDERSON BRUCE W	9TH181	\$33.54
5/10/2019		Transfer	829	13873	ZONA MARY E	2DPP30	\$51.67
5/20/2019		Transfer	834	11926	TOYOTA LEASE TRUST	FW522S	\$327.60
5/31/2019		Other	840	1057	BICHOTTE MENAHEM BEN	4ST652	\$93.96
5/31/2019		Cancel	838	4363	GARERI GAYLE M	3BT321	\$66.25
5/31/2019		Transfer	839	4364	GARERI GAYLE M	GS4215	\$16.57
Totals							\$2,865.72

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Abatement Report FY 2019 Motor Vehicle Excise From 5/1/2019 Through 5/31/2019

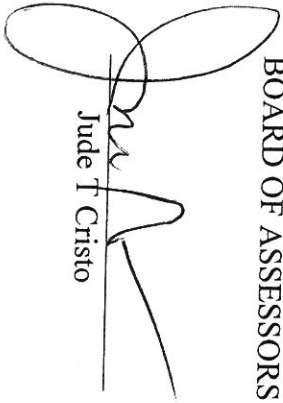
Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
5/3/2019		Registry Error	336	5756	J E P CONTRACTING INC	D16762	
5/3/2019		Exempt	327	13602	LUCHT HARRY O JR	9RM841	\$99.41
5/3/2019		Transfer	328	2182	CHIONCHIO CATHERINE R	2XN955	\$46.98
5/3/2019		Transfer	329	2416	CONLON EUGENE J II	352PS4	\$32.50
5/3/2019		Other	330	13983	WESTERLIND GENE E	48N910	\$87.50
5/3/2019		Transfer	331	6320	KIM CHRIS H	861TN5	\$128.75
5/3/2019		Moved-Recommit	332	1445	BRODIN TAYLA M	7BY162	\$195.00
5/3/2019		Cancel	333	1950	CARUSO TIMOTHY J	9DG461	\$299.06
5/3/2019		Registry Error	335	5751	J E P CONTRACTING INC	A83097	\$31.35
5/3/2019		Registry Error	337	5755	J E P CONTRACTING INC	C60856	\$9.30
5/3/2019		Transfer	338	2782	DAIMLER TRUST	156YX9	\$16.25
5/3/2019		Cancel	339	5473	HONDA LEASE TRUST	4TW834	\$251.25
5/3/2019		Cancel	340	4953	GRINDLEY NICOLE E	8CSM10	\$113.33
5/3/2019		Transfer	341	8569	MROZINSKI VICTOR J	K1980	\$23.44
5/3/2019		Cancel	342	7701	MASON KAREN E	CA6240J	\$100.83
5/3/2019		Transfer	326	4207	FRIGON MONIQUE E	2AT739	\$51.67
5/3/2019		Transfer	325	13813	RUDGE DONALD J	H3626	\$86.25
5/3/2019		Transfer	343	5669	HYUNDAI LEASE TITLING TRUST	274LN1	\$76.25
5/3/2019		Other	334	6957	LEBLANC ROBERT JOSEPH	693LK5	\$142.50
5/5/2019		Other	252	5876	JEWELL ROBIN M	2JB162	\$49.17
5/5/2019		Cancel	253	1172	BONES HAILEY HUNTER	885KB6	\$98.96
5/5/2019		Cancel	255	6100	JP MORGAN CHASE BANK NA	5XW541	\$52.08
5/5/2019		Transfer	242	8393	MOGREN RANDOLPH K	495AR9	\$125.63
							\$75.00

FISCAL YEAR 2019

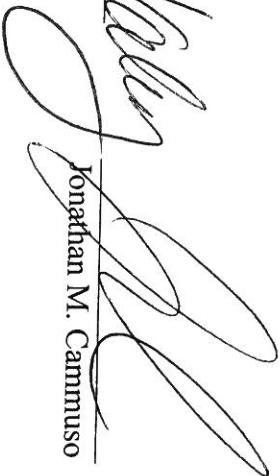
Real Estate/Personal Property Report for the month of May 2019

THERE WERE NO ABATEMENTS OR EXEMPTIONS IN THE MONTH OF JANUARY

BOARD OF ASSESSORS


Jude T. Cristo


George R. Valery


Jonathan M. Cammuso

Date: _____

APPLICATION FOR ABATEMENT OF ☒ REAL PROPERTY TAX
☒ PERSONAL PROPERTY TAX
FISCAL YEAR 2020
General Laws Chapter 59, § 59

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION (See General Laws Chapter 59, § 60)

Return to: Board of Assessors

Must be filed with assessors not later than due
date of first actual (not preliminary) tax payment
for fiscal year.

INSTRUCTIONS: Complete BOTH sides of application. Please print or type.

A. TAXPAYER INFORMATION.

Name(s) of assessed owner: Katrina M Leboeuf

Name(s) and status of applicant (if other than assessed owner) _____

☐ Subsequent owner (acquired title after January 1) on _____

☐ Administrator/executor.

☐ Mortgagee.

☐ Lessee.

☐ Other. Specify.

Mailing address _____

Telephone No. () _____

No. Street

City/Town

Zip Code

Amounts and dates of tax payments _____

B. PROPERTY IDENTIFICATION. Complete using information as it appears on tax bill.

Tax bill no. _____ Assessed valuation \$ _____

Location 1458 Grafton Rd Millbury Ma 01527

Description Single Family

Real: ☒ Parcel ID (map-block-lot) 2-47 Land area 19,400 Class 101

Personal: _____ Property type(s) _____

C. REASON(S) ABATEMENT SOUGHT. Check reason(s) an abatement is warranted and briefly explain why it applies.
Continue explanation on attachment if necessary.

☐ Overvaluation

☐ Incorrect usage classification

☐ Disproportionate assessment

☒ Other. Specify.

Applicant's opinion of: Value \$ _____ Class _____

Explanation fire damage - property (house) been destroyed

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES. TO AVOID LOSS OF APPEAL RIGHTS OR
ADDITION OF INTEREST AND OTHER COLLECTION CHARGES, THE TAX SHOULD BE PAID AS ASSESSED.

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

D. SIGNATURES.

Subscribed this _____ day of _____, _____		Under penalties of perjury.
Signature of applicant <u>[Signature]</u>		
If not an individual, signature of authorized officer _____		
		Title _____
(print or type) Name _____	Address _____	Telephone (508) 371 6087
If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.		

TAXPAYER INFORMATION ABOUT ABATEMENT PROCEDURE

REASONS FOR AN ABATEMENT. An abatement is a reduction in the tax assessed on your property for the fiscal year. To dispute your valuation or assessment or to correct any other billing problem or error that caused your tax bill to be higher than it should be, you must apply for an abatement.

You may apply for an abatement if your property is: 1) overvalued (assessed value is more than fair cash value on January 1 for any reason, including clerical and data processing errors or assessment of property that is non-existent or not taxable to you), 2) disproportionately assessed in comparison with other properties, 3) classified incorrectly as residential, open space, commercial or industrial real property, or 4) partially or fully exempt.

WHO MAY FILE AN APPLICATION. You may file an application if you are:

- the assessed or subsequent (acquiring title after January 1) owner of the property,
- the owner's administrator or executor,
- a tenant paying rent who is obligated to pay more than one-half of the tax,
- a person owning or having an interest or possession of the property, or
- a mortgagee if the assessed owner has not applied.

In some cases, you must pay all or a portion of the tax before you can file.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the board of assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed between September 20 and October 1. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (1) RECEIVED BY THE ASSESSORS ON OR BEFORE THE FILING DEADLINE OR (2) MAILED BY UNITED STATES MAIL, FIRST CLASS POSTAGE PREPAID, TO THE PROPER ADDRESS OF THE ASSESSORS ON OR BEFORE THE FILING DEADLINE AS SHOWN BY A POSTMARK MADE BY THE UNITED STATES POSTAL SERVICE.

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax assessed when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an abatement is granted and you have already paid the entire year's tax as abated, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an abatement, you may be asked to provide the assessors with written information about the property and permit them to inspect it. Failure to provide the information or permit an inspection within 30 days of the request may result in the loss of your appeal rights.

The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an abatement has been granted or denied.

APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline.

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ch 59, § 61A return	GRANTED <input checked="" type="checkbox"/>	Assessed value	207,900
Date sent _____	DENIED <input type="checkbox"/>	Abated value	136,700
Date returned _____	DEEMED DENIED <input type="checkbox"/>	Adjusted value	71,200
On-site inspection		Assessed tax	\$3,295.22
Date <u>7/3/19</u>		Abated tax	\$671.22
By <u>LK</u>	Date voted/Deemed denied _____	Adjusted tax	\$2624.43
	Certificate No. _____		
	Date Cert./Notice sent _____		
Data changed _____	Appeal _____		
	Date filed _____		
Valuation _____	Decision _____		
	Settlement _____		

Board of Assessors

[Signature]

Date: _____

Fire Damage, Bldg razed. | Loss Value = $136,700 \times 15.85 = \$2,166,700 \div 365 \text{ days} = \5.94
 Date of Fire = 3/9/19 | $5.94 (\text{per diem}) \times 113 (\text{days lost}) = (\$671.22) \text{ Abatement}$

THE ABATEMENT PROCESS

You have the right to file an abatement application if you believe your property is over assessed, not assessed fairly in comparison to other comparable properties, or that it is not classified correctly by the Assessor. The filing of an appeal does not stay the collection of the tax. You should pay your taxes pending the appeal.

THE APPEAL TIME PERIOD IS ONLY 30 DAYS:

An application for abatement must be filed on an approved abatement application form (State Tax Form 128) and must be received by the Assessing Department no later than thirty days after the date on which the actual tax bill was issued. The application may be filed by United States mail having first class postage to the proper address postmarked by the filing deadline or delivered in person to the Assessor's Office.

YOU ARE APPEALING YOUR ASSESSMENT NOT YOUR TAXES:

The assessed value stated on your tax bill reflects the property's market value as of the assessment date, which for fiscal year 2019 is January 1, 2018 (not the day you received the tax bill). The ownership, use and physical characteristics of each property, with some exceptions, are the characteristics as of this date for determining assessments for the current fiscal year.

When filing the abatement application, be sure the application is filled out completely. Once the application is time-stamped by the Assessor's Office, it cannot be amended, changed or withdrawn.

Section #1 identifies who is filing for the abatement petition. Please be sure to include your phone number as it may be necessary to inspect the property's interior. Section #2 identifies the property that is under appeal and section #3 is where you present your argument stating the reason you believe your property is over assessed. Please attach any evidence, documentation, photos, etc. that supports your argument. Stating that your property taxes are too high is not a relevant argument for your appeal. You must enter your opinion of value in dollars.

If you think your property is overvalued and/or unfairly assessed, it is helpful if you can list three (3) comparable properties, other than your own, which have either a recorded sales price lower than your assessment or an assessed value lower than yours. These comparable properties should have similar characteristics to your property, i.e. location, design, living area, lot size, age, condition, etc. Sale prices should be arm's length true market sales (i.e. not bank or distress sales; not sales between relatives; not sales having unusual or extraordinary circumstances that affect market value, etc.) Comparable sales should be within the 2017 calendar year. If your property was appraised within the relevant time frame, please send a copy of the appraisal. Include any other information that you feel has an impact on the value of your property.

DISPOSITION OF YOUR APPEAL:

The Assessor has **three (3) months from the date the application is time-stamped received** to take action. You will receive written notification of the disposition of your application whether it is granted, denied, or deemed denied. If the Assessor does not take action within this time frame, your application is "deemed denied." If you have any questions, please call (508)799-1098. If you are dissatisfied with the decision, you have the right to file an appeal with the Appellate Tax Board; 100 Cambridge Street, Suite 200; Boston, MA 02114. Their phone number is (617) 727-3100. This right of appeal lasts for three months from the date of the Assessor's decision.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LEBOEUF KATRINA Savage Wayne 1458 GRAFTON-WORC RD MILLBURY, MA 01527 Additional Owners:		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
		5 Septic				RES LAND	1060	66,900	66,900
						RESIDENTL	1060	4,300	4,300
		SUPPLEMENTAL DATA				329 MILLBURY, MA			
Other ID:		PRECINCT HEART FREEZE							
PHOTO		ASSOC PID#							
GIS ID:									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)					
LEBOEUF KATRINA 54894/295 5410/ 62		60296/211	04/22/2019	U	1	168,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
			02/01/2016	Q	1			2019	1010	136,700	2018	1010	111,200
								2019	1010	66,900	2018	1010	66,900
								2019	1010	4,300	2018	1010	4,300
								Total:		71,200			71,200

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm. Int.	APPRAISED VALUE SUMMARY	
				01	SEWER BETTERME	37		250	162.5	Appraised Bldg. Value (Card)
										Appraised XF (B) Value (Bldg)
										Appraised OB (L) Value (Bldg)
										Appraised Land Value (Bldg)
										Special Land Value
										Total Appraised Parcel Value
										Valuation Method:
										Adjustment:
										Net Total Appraised Parcel Value

ASSESSING NEIGHBORHOOD		NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
		0001/A				

NOTES		FY20- CC FROM 101 TO 106. BLG RAZED	
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BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
		19-8634	05/22/2019	DE	Demolish	35,000	07/02/2019	100		DEMO HSE AFTER FIB	08/22/2019	01		LK	BP	Bld Permit
											04/19/2007			AM	07	Measur/Inf/Dr Info taken
											06/17/1998			JM	02	Measur+2 Visit
														DB	00	Measur+Listed

LAND LINE VALUATION SECTION		Use	Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	Acre	C. Disc	ST. Ldx	Adj.	Notes-Adj	SPECIAL PRICING		S Adj	Adj. Unit Price	Land Value	
		1060	AC LND IMP					19,400		3.45	1.0000	5	1.0000	1.00	0.00	INC 48		Spec Use	Spec Calc	1.00		66,900

VISION		Total Card Land Units: 0.45 AC		Parcel Total Land Area: 0.45 AC		Total Land Value: 66,900	
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	06		Conventional				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Fir 1	09		Pine/Soft Wood				
Interior Fir 2	06		Linoleum				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bathrms	1						
Total Half Baths	0						
Total Xtra Fixrs	0						
Total Rooms	8		8 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
				COST/MARKET VALUATION			
				Adj. Base Rate:			128.29
				Replace Cost			235,672
				AYB			1900
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			32
				Functional Obslnc			0
				External Obslnc			10
				Cost Trend Factor			
				Condition			
				% Complete			58
				Overall % Cond			136,700
				Apprais Val			
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)							
Cd	Description	Sub	Sub Descripr	L/B Units	Unit Price	Yr	Gde Dp Rt Cnd %Cnd Apr Value
SPL5	OVAL			1	576	10.00	2016 0 75 4,300

Bldg Razed
 Fire - 3/9/19
 Pool still there
 7/3/19
 Katrina
 (508-391-6087)

Class = 106
 FUS BAS UBM 24
 FEP 15
 BAS UBM 14
 FOP 28
 UST 5 4
 4 3 4 12 30 8 14 8



MILLBURY FIRE DEPARTMENT

127 ELM STREET
MILLBURY, MA 01527
508-865-5328

INCIDENT REPORT

FDID: 27186

INCIDENT NUMBER: 19-063

INCIDENT DATE: 3/9/2019

ADDRESS: 1458 Grafton Road

INCIDENT TYPE: Structure fire

OWNER: Katrina LeBoeuf Wayne Savage

PHONE: 508-796-5512

ADDRESS: 1458 Grafton Road Millbury MA 01527

OCCUPANT: Same

PHONE:

PROPERTY TYPE: Single family home

MUTUAL AID RECEIVED: Sutton Auburn
Northbridge

ALARM 02/23

ARRIVAL 02/28

CLEARED 10/30

INSURANCE:

CASUALTIES: none

CAUSE: vehicle into home

IGNITION: severed gas line

FIRE MARSHAL NOTIFIED: no

HEAT SOURCE:

EQUIPMENT INVOLVED:

ITEM FIRST IGNITED:

BUILDING STATUS: in normal use

TYPE OF MATERIAL:
MATERIAL CONTRIBUTING TO FLAME
SPREAD:

FIRE SPREAD: confined to building of origin

STORIES DAMAGED BY FLAME: two

LEVEL OF ORIGIN:

DETECTORS:

MOBILE PROPERTY:

LOCATION:

YEAR: MODEL:

OPERATION:

MAKE: COLOR:

TYPE:

LICENSE PLATE:

AUTOMATIC EXTINGUISHING SYSTEMS:

VIN:

COMMENTS:

Truck struck exterior of home severing gas line. Truck and home ignited. All occupants out of home. Extinguished, salvaged and overhauled. District 7 Fire Investigation Team was notified.

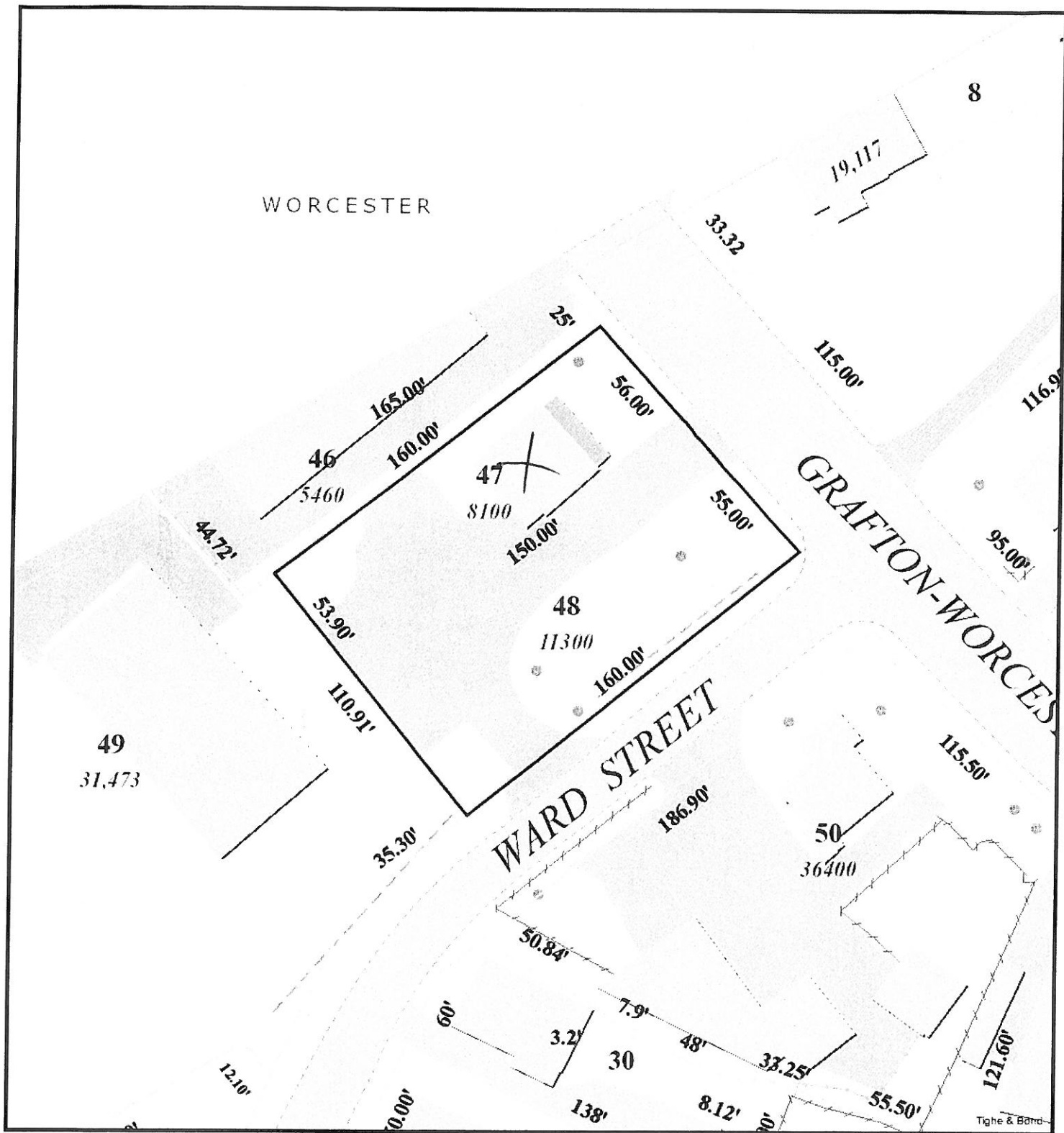
REPORT BY:

SIGNATURE

Fire Chief

TITLE

3-19
DATE



7/2/2019 2:33:50 PM

Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

