

K. H.

**TOWN OF LUNENBURG
BOARD OF ASSESSORS
P.O. BOX 135
LUNENBURG, MA. 01462**

Minutes from the Board of Assessors meeting held: March 5, 2013

The meeting opened at 6:00 pm. Present: Board Members, Matthew J. Papini, Sr., Louis J. Franco, Associate Assessor, David Manzello, and Louise Paquette Administrative Assistant. Not present: Chairman, Chris Comeau.

Board reviewed and approved current expense vouchers, abatements, warrants, payroll and minutes.

Louise reported that the Motor Vehicle Excise tax bills were mailed on February 25th. The 1st commitment for 2013 total tax is \$1,017,685.00 and the 7th commitment for 2012 is \$7,624.57. Louise stated that there has been an increase in bills compared to the first commitment in 2012; the total billed on 2/24/2012 was \$942,761.25.

The Board reviewed the Contract Agreement for the Personal Property Assessment project submitted by Regional Resource Group, Inc. which was signed by President, Harald M. Scheid. Matt and Lou reviewed and signed the contract which they approved last month to award the contract to RRG. Louise will submit to Kerry for signature and will provide a copy to RRG upon receiving it back from Accountant, Karen Brochu. The Agreement shall be in effect from March 15, 2013 and shall expire on September 30, 2013.

A 41C application for Elderly Exemption was reviewed and denied due to gross income exceeding \$35,000. The Board approved and granted the exemption under Clause 17D which does not take gross income into consideration, only assets (which must be below \$58,200.00). A Tax Work Off applicant was also granted a \$750.00 exemption for FY13.

David was pleased to announce that there were fewer applications filed for abatements this year. He presented eighteen Real Estate abatement applications along with supporting documentation and three Personal Property abatement applications. Following David's presentation of each individual property, the Board discussed and reviewed the findings from the various inspections. They voted to deny six applications seeking RE abatements and twelve abatements were granted. The abatements totaled \$24,967.36.

Granted :

134 Leominster Rd.
30 Fire Rd 12
The Clearing
265 Pleasant St.
101 Pleasant St.
190 Electric Ave.

108 Whiting St.
1229 Mass Ave.
42 Main St.
26 Windward Ter.
224 Townsend Harbor Rd.
67 Royal Fern Drive

Denied:

206 Leominster Rd.
419 Sunnyhill Rd.
340 N. W. Townsend Rd.
40 Broadmeadow Dr.
86 Page St.
386 Hollis Rd.

David presented three applications seeking Personal Property abatements. All three were approved due to administrative error / overvalued. The abatements totaled \$664.41.

David spoke in regards to a visit from a taxpayer on 3/4/13. Taxpayer has concerns that the value of his property, which is currently being renovated, is not reflected correctly on his record card and bill. Currently, the property is listed as 80% complete and customer presented photos taken in June that clearly did not reflect that amount of completeness. David spoke with the Board and requested if they wish to entertain an administrative abatement. After much discussion, the Board voted to deny this request based on the fact that a timely

application was not filed. The Board reviewed the abatement application deadlines designated on State Tax Form 128. It reads as follows:

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.

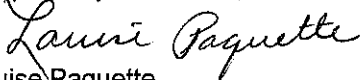
David stated that he will notify the property owner of the Board's decision and will inform him that the property will be visited soon to review the progress.

Louise informed the Board that the Caucus which will be held on March 11th at THMS at 7pm and the Election will be held on April 30th. Informed Matt that his 3 year term is up and will need to be present to be nominated for another three year term. Lou stated that he plans on attending.

Board voted to meet on Tuesday, April 2nd at 6 pm.

Meeting adjourned at 8:20 pm.

Respectfully Submitted,



Louise Paquette
Administrative Assistant
Office of the Board of Assessors