

TOWN OF ACTON
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BOARD OF ASSESSORS

MINUTES

JANUARY 3, 1994

1. The Board signed the FY 94 real estate and personal property commitments and warrants.
2. The Board signed commitment for forest products tax on Brewster Conant's land.
3. Monthly excise tax abatements were reviewed and signed by the Board as well as the FY 94 property exemptions..
4. The Board reviewed a FY 93 A.T.B. case on Cohen Properties (apt. complex). It was agreed to abate the value down to the FY 94 assessment.
5. The Board agreed to abate an FY 93 A.T.B. case on 7 Craig Road down to \$800,000.
6. The Board denied an abatement application for Sharon Quinn for excise.
7. The Board denied a Clause 18 exemption for Gloria Jacobs.
8. The Board reviewed and signed the following exemptions:
41C, 37A and 22
9. The Board reviewed several abatement applications regarding personal property. All were abated - double billing.

Attendance: James Kotanchik
Robert Adams
Donald Rhude
Brian McMullen

RECEIVED & FILED

DATE February 14, 1994
Barbara Brown
for TOWN CLERK, ACTON

BOARD OF ASSESSORS

MINUTES

FEBRUARY 7, 1994

1. The 1992 and 1993 motor vehicle abatements were signed.
2. FY 94 monthly real estate and personal property abatements were signed.
3. FY 93 monthly real estate and personal property abatements were signed.
4. FY 94 real estate exemptions were signed where applicable.
5. 1993 motor vehicle committment and warrant #5 was signed by the Board.
6. 1994 motor vehicle commitment and warrant #1 was signed by the Board.
7. FY 94 commitment and warrant was signed for a revised assessment on the Newsham property.
8. The Board signed the commitment and warrant for McMahan's deferral.
9. The 1992 motor vehicle abatement for Nancy Brown was denied by the Board.
10. Wickes Lumber personal property tax was abated in full.
11. The Board agreed to abate Acton Tech Center down to \$4,360,000 for FY 92 and \$3,900,000 for FY 93 as reported in appraisal by MMC.
12. The Board agreed to abate a portion of the following properties due to incorrect information on property record card. H3B-19-34 abated \$3,900, H3B-19-38 abated \$3,900 and D5-22-4002 abated \$5,700.
13. Unigraphics personal property bill was abated in full because of discontinuence.

14. W.R. Grace was abated \$157,300 due to FY 93 agreement.
15. Property at 41 Summer Street (Manter) was abated for FY 93 by \$9,600 agreed by the Board.
16. C & R Properties at 209 Great Road #A3 and #A5 were abated \$15,100 and \$13,200 to be consistent with other units.
17. The Board agreed to abate 289 Great Road, parcel E5-5, to \$5,875,500 down from \$7,266,600 for FY 93.
18. The Board agreed to abate 382 Great Road #B304 \$12,300 for consistency purposes.
19. The Board abated ten parcels: G1-107, G1-123, G1-153, G1-173, G1-133, G1-37, G1-55, G1-94, G1-95 and G1-96 per FY 93 agreement. All are vacant unbuildable lots.

Attendance: James Kotanchik
Robert Adams
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

FEBRUARY 15, 1994

1. The Board agreed to abate property value at 17 Willis Holden Road \$10,300 due to data correction on the property record card.
2. The Board agreed to abate property value at 29 Robinwood \$11,600 due to data correction on property record card.
3. The Board abated property at 25 Independence Road, parcel I3-145-1, \$200 due to erroneous bill. The property has tax exempt status.
4. The Board reviewed many Clause 18 Hardship Exemptions. The following were abated in full or in part - Hildreath C5-21, Tuttle H2A-34 and Glen H2A-28. The following were denied - Cunningham H2-54, Abramian F5-2C-B6 and Jacobs G2-11.

Attendance: Robert Adams
Donald Rhude
Brian McMullen

RECEIVED & FILED
DATE February 22, 1994
Barbara Brown
for TOWN CLERK, ACTON

RECEIVED & FILED

DATE March 7, 1994

Barbara Brown
for TOWN CLERK, ACTON

BOARD OF ASSESSORS

MINUTES

FEBRUARY 28, 1994

1. The minutes of February 15, were read and approved.
2. 1993 Motor vehicle commitment and warrant #28 was signed by the Board.
3. 1992 Motor vehicle commitment and warrant #33 was signed by the Board.
4. The Board agreed to abate an excise tax bill for Judy Wolff \$5.00 for 1993 and 1994.
5. The Board reviewed an overvaluation application for Hirsch, 52 Ethan Allen Drive. No decision made at this time.
6. The Board agreed to abate value on property owned by Guy McKaye at 982 Main Street. The amount was not determined at this time.
7. The Board briefly reviewed an abatement application on 30 Sudbury Road. No decisions made at this time.

Attendance: James Kotanchik
Robert Adams
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

RECEIVED & FILED

DATE March 1, 1994

Barbara Brown
for TOWN CLERK, ACTON

MINUTES

MARCH 7, 1994

1. The Board read and approved minutes from February 28, 1994 meeting.
2. Monthly real estate abatements were signed for FY 93 and FY 94.
3. FY 94 monthly exemptions were signed by the Board.
4. FY 93 and FY 94 motor vehicle abatements were signed.
5. The Board reviewed Clause 18 Hardship Exemptions - no decisions were made at this time.
6. The Board agreed to abate a portion of Cohen Properties (Iris Court Apartments).
7. The Board granted an abatement to Guy McKay - property at 982 Main Street.
8. The Board granted an abatement to Hirsch at 52 Ethan Allen for an easement on property.
9. The Board granted an abatement on excise for Hall - erroneous bill.
10. The Board denied an abatement on excise for Szewczyk - based on overvaluation.

Attendance: James Kotanchik
Robert Adams (last meeting)
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

MARCH 21, 1994

1. The Board read and approved minutes of March 7, 1994.
2. The Board reviewed some data regarding an abatement application for Sudbury Road Associates - no decisions made at this time.
3. The Board reviewed many abatement applications and denied any abatements that lacked supporting evidence of their claim of valuation.
4. An abatement was granted by the Board on property at 61 Homestead Street in the amount of \$18,000 of valuation.
5. The Board agreed to abate property at 630 Massachusetts Avenue regarding a ATB hearing - amount of the abatement was \$21,200 in valuation.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

RECEIVED & FILED

DATE March 23, 1994

Barbara Brown
for TOWN CLERK, ACTON

BOARD OF ASSESSORS

MINUTES

MARCH 28, 1994

1. The minutes of March 21st were read and approved.
2. The Board agreed to abate property tax for Ernie's Excavating in full-erroneous billing.
3. The Board reviewed and agreed to abate property at 40 Piper Road, if agreeable with taxpayer, per ATB case.
4. The Board reviewed many abatement applications and no decisions were made at this time.

Attendance:James Kotanchik
Donald Rhude
Brian McMullen





BOARD OF ASSESSORS

MINUTES

APRIL 6, 1994

1. The Board reviewed several ATB cases including John Folsom and Marvin Pope - they decided to abate no further.
2. The Board agreed to abate Acton Tech Center down to \$4,260,000 for FY 92 and \$3,900,000 for FY 93.
3. The Board agreed to abate property at 68 Taylor Road - building lot not buildable parcel (parcel F3-110).
4. The Board signed the tax defferal for Irene Young.
5. The monthly list of exemptions were signed.
6. The 93-94 monthly list of abatements were signed.
7. The 92-93-94 monthly lists of motor vehicle abatements were signed.
8. The following exemptions were signed for Tolley (17D), Ray (17D & 41C) and Dolan (17D).
9. North Star Realty Trust received an abatement on their condominium.
10. The Board agreed to abate property at 30 Nagog Hill Road-Rear - unbuildable.
11. The following personal property accounts were abated in part - Worldspan, Finkel Keats and Federal Leasing.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

APRIL 28, 1994

1. The Board agreed to a value of \$4,260,000 for FY 92 and \$3,900,000 for FY 93 on property at 100 Discovery Way (Acton Tech Center Realty Trust).
2. The Board agreed to a value of \$181,900 on property at 41 Piper Lane.
3. Property at 5 Duston Lane was abated by the Board due to a data correction.
4. Property at 33 Homestead was abated by the Board from \$224,400 down to \$182,500.
5. First Run Video received an abatement on personal property totaling \$169.86 in tax dollars.
6. Property at 8 Heather Hill Road was abated by the Board due to a data correction.
7. Nor'East Tires personal property bill was abated in full - erroneous billing.
8. The Board agreed to abate property tax at 386 Great Road #B23 due to data correction.
9. The Board agreed to abate property at 7 Kelly Road due to a data correction.
10. Property at 11 Patriots Road was abated by \$3,600 in assessed valuation (pool was removed).
11. Ice Cream Treats was abated in full - leased personal property.
12. The Board reviewed an abatement application on Parker Street Trust and agreed to offer them 2.4 million on total assessment.
13. The Board signed a commitment and warrant on property at 31 Carlisle Road (roll back tax).



14. An additional commitment and warrant on real estate of \$21,350 was signed by the Board.
15. The Board signed a document to rescind abatements on tax deferral properties as a procedure correction.
16. An abatement on property at 3 Milldam was abated in part by the Board.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

MAY 2, 1994

1. The Board signed abatements on the following properties:
Parker Street Trust
Ultimate Tan
Meineke Muffler
The Art Exchange Gallery
2. The Board reviewed an abatement for Erickson Grain Mill regarding personal property - requested more information.
3. Sudbury Road Associates abatement application was reviewed. No decisions made at this point.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen



BOARD OF ASSESSORS

MINUTES

MAY 16, 1994

1. The Board met with Steve and Jane Olesin residents of 11 Wingate Lane to discuss their abatement application. The Board agreed to abate the property value down by \$8,000 for a utility easement.
2. The Board agreed to abate property at 30 Sudbury Road down to \$720,000 for FY 93 and \$700,000 for FY 94.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

RECEIVED & FILED

DATE June 6, 1994

Barbara Brown
for TOWN CLERK, ACTON

RECEIVED & FILED

DATE June 29, 1994

Barbara Brown
for TOWN CLERK, ACTON

BOARD OF ASSESSORS

MINUTES

JUNE 6, 1994

1. The Board signed the monthly commitments and warrants.
2. An abatement application for George Holland was reviewed - the abatement was denied.
3. Abatement applications for Assabet Savings were reviewed. No abatements were granted at this time.
4. Appraisals for Liquid Metronics, AET and Mac, Inc. were reviewed by the Board for abatement purposes. More information was requested so no abatements were granted.
5. The Concordian Motel was denied an abatement by the Board for late payment of taxes.
6. The Board granted an abatement to Mass Hardware. Assessed amount \$288,200 for FY 94.
7. The Board granted an abatement to Erikson Grain Mill in an assessed amount of \$19,871 for FY 94.
8. The Board agreed to abate property at 7 Kelly Road by \$8,200 for FY 93 ATB case.
9. The Board reviewed abatement applications on various commercial properties in town-no abatements granted at this time.

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

JUNE 27, 1994

1. The Board agreed to abate property at 36 Duggan Road by \$23,800.00.
2. The Board agreed to abate Royal Discount Book Store property value down to \$1,376.00.
3. Great Road Sunoco's property tax bill was abated by \$262.30 as agreed by the Board.
4. Miscellaneous person property bills were abated by the Board - see attached.
5. The Board reviewed an abatement application and supporting data on property at 291 Main Street and denied any abatement.
6. The following properties filed abatement applications and reviewed by the Board and no action was taken: Digital, AET Inc., MAC Inc. and Liquid Metronics, Inc..
7. The Board reviewed an abatement application on property at 15 Musket Drive and was denied any abatement.
8. The Board reviewed an abatement application on property at 27 Stoneymeade Way and was denied any abatements.

Attendance: James Kotanchik
Donald Rhude
David Brown
Brian McMullen

RECEIVED & FILED

DATE July 11, 1994

Barbara Brown
for TOWN CLERK, ACTON



BOARD OF ASSESSORS

MINUTES

JULY 11, 1994

1. The monthly list of FY 94 abatements - real estate and personal property were signed.
2. The monthly list of FY 93 real estate and personal property abatements were signed.
3. The monthly list of FY 91 personal property abatements was signed.
4. The preliminary commitment and warrants for real estate and personal property taxes was signed.
5. The Board denied an abatement on an excise tax bill assessed to Storer.
6. The Board agreed not to abate any tax on property at 19 and 20 Craig Road.
7. The Board agreed to abate personal property for Management Consulting Services by \$2,000 of assessed valuation.
8. The Board agreed to abate property owned by Davis Condo Corp. in full - parcel D5-22-1.
9. The Board abated property at 105 Strawberry Hill Road by \$12,600 of assessed valuation.
10. The Board had discussions regarding abatements on the following properties. No decisions were made at this time - MAC Inc. (E4-25), AET Corporation (E4-59), Liquid Metronics (E4-59-2 and F4-2) and Digital Equipment Corp. (B4-4, B5-19 and G3-70).

Attendance: James Kotanchik
Donald Rhude
Brian McMullen

BOARD OF ASSESSORS

MINUTES

JULY 25, 1994

1. Digital Equipment Corp. abatements were signed.
2. The Board reviewed assessments at Brook Run Condos.
3. Land at 22 and 24 Revolutionary Road was abated to \$11,600 and \$11,800.
4. Motor vehicle abatement was denied on application filed by Gellar.
5. The Board agreed to abate property owned by AET Corp., 533 Main Street by \$164,800 valuation.
6. Property owned by MAC Inc., 530 Main Street was abated by \$138,900 valuation.
7. Minuteman Press received an abatement of \$68,246 valuation-personal property.
8. Property at 403 Great Road #9 (Williams) was abated by \$18,800 valuation.
9. Property at 8 & 10 Post Office Square (Liquid Metronics, Inc.) abatement application was reviewed - no decision made at this time.
10. Property owned by Nahigian, 85 Hosmer Street #B6 was abated by \$23,100 valuation.
11. Property owned by Cummings, 85 Hosmer Street #E3 was abated by \$23,100 valuation.
12. Assabet Savings (Middlesex) received an abatement on property at 577 Mass. Ave. in the amount of \$63,000 valuation.
13. Acton Barber Stylist received an abatement (personal property) of \$1,685 valuation.

Attendance: James Kotanchik
Donald Rhude
David Brown
Brian McMullen



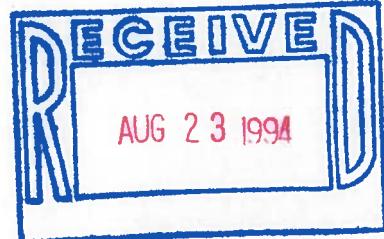
BOARD OF ASSESSORS

MINUTES

AUGUST 1, 1994

1. Motor vehicle commitment and warrant #3 for FY 94 was signed.
2. Motor vehicle commitment and warrant #7 for FY 93 was signed.
3. Motor vehicle commitment and warrant for FY 88 was recinded.
4. The Board agreed to abate property at 371 Mass. Avenue #S1 by \$11,600 assessed value.
5. The Board abated property at 2 Eastern Road by \$38,600 assessed value.
6. Property at 292 and 298 School Street was abated in all by \$47,300 assessed value.
7. The Board agreed to abate property at 6 Piper Lane-Rear from \$57,700 down to \$28,500.
8. The Board reviewed an abatement on 5-7 Post Office Square - no abatement was granted.
9. The Following is a list of condos at Brookrun that were abated in part: D4-201-2, D4-201-3, D4-201-4, D4-201-5, D4-201-6, D4-201-7, D4-201-8, D4-202-13, D4-202-14, and D4-202-15.
10. The Board agreed to abate property at 8-10 Post Office Square (Liquid Metronics, Inc.) down to \$2,844,000.

Attendance: Donald Rhude
David Brown
Brian McMullen





BOARD OF ASSESSORS

MINUTES

AUGUST 22, 1994

1. The Board had a discussion and agreed that property at 372 Pope Road, owned by Greene, should be assessed under the provisions of Chapter 61A and not 61-forestry.
2. The Board agreed to abate (exempt) the tax on the land at 20 Concord Road. The land is used as a parking lot for purpose of attending the Acton Congregational Church. The building had no established use as of July 1st, so no abatement was granted on it.
3. Properties on Quarry Road owned by the Wallies, were abated. The Board based the decision on an A.T.B. decision.

Attendance: James Kotanchik
Donald Rhude
David Brown
Brian McMullen



BOARD OF ASSESSORS

MINUTES

SEPTEMBER 12, 1994

1. FY 94 end of the month real estate abatements were signed.
2. FY 94 end of the month motor vehicle abatements were signed.
3. FY 93 end of the month motor vehicle abatements were signed.
4. FY 94 omitted assessments were signed.
5. The following personal property accounts were abated:
Norstar Leasing - erroneous billing
Country Collectables - uncollectable
6. The Board had a brief discussion on the recertification process.
7. The following parcels were abated because of erroneous billing:
G20-185-000 Town of Acton
I30 145 001 Town of Acton

Attendance: James Kotanchik
Donald Rhude
David Brown
Brian McMullen

BOARD OF ASSESSORS

MINUTES

OCTOBER 3, 1994

1. The Board had a discussion on the FY 95 recertification.
2. The Board signed the monthly list of FY 93 and 94 motor vehicle abatements.
3. The Board signed the monthly list of FY 91 personal property abatements.
4. The stumpage commitment for Clement and Elizabeth Moritz Management Trust was signed by the Board.
5. The Board reviewed an abatement application for 90 and 91 motor vehicle excise tax owned by Reid. Abatement was denied.
6. The following tax liens for Chapter 61A: Napoli/Idylwilde Farm were signed.
7. The Board had a discussion on an A.T.B. case with R&G Realty Trust. No decisions were made at this time.
8. The Board had a discussion on an A.T.B. case regarding Setra Systems. No decisions were made at this time.

Attendance: James Kotanchik
David Brown
Brian McMullen

