

**BOARD OF
ASSESSORS
MEETING
MINUTES**

March 8, 2017

Town Hall 1 Main St., Upton, MA 01568

**Chairman James Earl, Assessor Kelly McElreath, Assessor
William Taylor, Department Coordinator, Tracey Tardy**

1 The meeting, located at 1 Main St Upton MA, Ground floor conference room, was called
2 to order by Assessor McElreath at 4:03 p.m. Second: Chairman Earl and unanimous,
3 vote by the Board with Assessor Taylor

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5 Attendees: Chairman James Earl, Assessor Bill Taylor, Assessor Kelly McElreath and
6 Department Coordinator Tracey Tardy

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8 Motion made by Assessor McElreath to accept the regular meeting minutes and the
9 executive session meeting minutes, meeting from February 22, 2017. Second:
10 Assessor Taylor, unanimous vote by the Board with Chairman Earl

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12 Motions made to approved motor vehicle abatement applications and certificates.
13 unanimous vote by the Board to approve.

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15 2 abutters list were certified 179 South St & 32 Elm St

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18 Real Estate abatement denial letters were approved

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20 Northeast Revaluation sent info into the office regarding upgrading the website from 2
21 times a year to every night for a fee of \$1,800 a year. The Board voted to decline the
22 upgrade at this time because the values that would be placed on the website would not
23 be accurate.

24
25 Northeast Revaluation also is in the process of doing upgrades to the Patriot system
26 which is the data base for all parcels in town. The cost of the upgrade is \$15,000 and
27 will need to be done at some point. The Board voted to hold on the upgrade until the
28 fall special town meeting and request more information about the upgrade before
29 proceeding.

30
31 Owner unknown parcels are being worked on by a title company. The Coordinator
32 contacted the lawyer handling the title research for the town and was informed that the
33 fee should not exceed the \$6,000 that was voted on at the last town meeting and set
34 aside for the research.

35
36 4:20 David Sarkisian came in to speak with the Board regarding the value of his parcel
37 that is land locked and his abatement request. Mr. Sarkisain explained what he paid for
38 the land and provided numerous comps in town to compare the parcel to. (Map 26 lot
39 10, map 28 lot 30 and 001-010) Mr. Sarkisian also mentioned that the road was
40 discontinued to it has no access from the main street. Assessor McElreath explained
41 that the Board will take all his information under advisement and explained to him that

42 the town cannot take his one sale land sale and adjust the property. The law states that
43 the Assessors must use mass appraisal and not just one sale.

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46 At 4:30 p.m. A roll-call motion was made by Assessor Taylor to enter Executive Session
47 under M.G.L. Chapter 30A section 21, Exception #7: to comply with, or act under the authority
48 of, any general law citing G.L. c. 59, s 60 as the stature requiring confidentiality for the purpose
49 of reviewing real state abatement applications.

50

51 Roll Call vote: Assessor Taylor, aye, Assessor McElreath, Aye, Chairman Earl, Aye Motion
52 was approved and the board entered executive session. The Board will not reconvene at the
53 end of the executive session.

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55 Meeting adjourned @ 4:31 p.m.

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58 Respectfully Submitted,

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61 Tracey Tardy, Department Coordinator

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