



BOARD OF SELECTMEN
Meeting Minutes
February 23, 2015

Approved: March 16, 2015

PRESENT: Vincent Amoroso, Chair; Robert Stemple, Clerk; Les Fox, Member; and Jim Gorman, Member

ABSENT: Susan Bak

ALSO PRESENT: Selina Shaw, Town Administrator and Cheryl Mahoney, Department Assistant

The documents discussed herein have been included with the file copy of the agenda packet for the above referenced date and are hereby incorporated by reference.

Chair Amoroso called the meeting to order at 7:05 p.m. in the Grange Meeting Room of Town Hall

ANNOUNCEMENTS

Chair Amoroso read the announcements.

APPOINTMENTS

- Recreation Commission member Mitzi Garcia-Weil and Acton Recreation Dept. Dir., Cathy Fochtman were present to discuss a proposed warrant article for renovations and/or improvements to the T.J. O'Grady Skate Park. Garcia-Weil provided the background on the young man for whom the park was named; what it took to build the park and the sources that funded its construction. The facility is now ten (10) years old and some maintenance work is needed. They are also looking to complete the original proposed design; adding to the existing configuration along with some other amenities. They are looking to start this project this year. They broke down the contributions being sought from Boxborough and Acton, respectively. This proposal has been presented to the Acton Community Preservation Comm. (ACPC); however ACPC participation is contingent upon Boxborough's participation and financial commitment. There was discussion about funding through a capital Town Meeting article or as a CPA project and these respective timelines. There was also discussion on the status of the newly formed Boxborough Community Preservation Comm. Chair Amoroso moved to put a placeholder in the Annual Town Meeting warrant for an article for the T.J. O'Grady Skate Park expansion, as submitted by Recreation Commission member, Mitzi Garcia-Weil. Seconded by Member Stemple. **Approved 4-0.**

TA Shaw left the meeting to present the FY 16 Town Government budgets to the Finance Committee.

- Acton-Boxborough Regional School Committee (ABRSC) Vice Chair, Brigid Bieber and member Mary Brolin; ABRSD Supt. Brand and Finance Dir. Clare Jeannotte were present to provide an update on ABRSD FY 16 Budget. FinCom member, Amy Burke was also present. The presenters spoke to a Power Point presentation. The Budget being presented tonight is down from their initial proposal. Based on input received from community stakeholders. The District made reductions to the budget of just over \$400,000. The current version reflects a 4.31% increase from last year. This is our first year as a totally integrated District and many components, including the budget, continue to evolve and unfold. Also the demographics within the Acton-Boxborough community are changing; compelling us to change how we educate. These result in new complexities in our student body that need to be addressed even as our enrollment is trending down. There are three significant drivers necessitating shifts in resources including an increased demand for: Special Education (SPED), English 2nd Language Learners (ELL) and mental health services. The challenge is addressing these needs while maintaining overall educational services. These resource reallocations have a significant impact on the budget. The need for ELL services has exploded in recent years, here and throughout the public education system. At the elementary level we do not have enough staff with the necessary skills to meet ELL needs. SPED needs are also expanding, however, the state's SPED funding formula has not been updated in several years and the District's actual SPED costs far exceed previous estimates and expectation of State Circuit Breaker funding for extraordinary cases. This is something that the state needs to address. There was discussion on the Special Ed. trends; how a "need" is determined; the District's significant out-of-district tuition costs and their efforts to provide these services in-district. Handling more of the extraordinary cases in-district will reduce out-of-district tuitions and reliance on outside services. Regionalization has also provided the District with the opportunity to consolidate resources and build-out education areas to

address the needs of specific cohorts. Going forward these concerns will necessitate protracted discussions with both communities. It was suggested that generating the cost/benefit analysis on these efforts would be helpful. Discussion returned to the budget. There was a review of the reductions to the FY 16 budget that were required in February 2015. Specific sectors of the FY 16 budget were touched upon, including capital planning projects & strategies; fixed costs & obligations; E&D fund management; placeholders for: state funding, service assessments (i.e. CASE Collaborative) & out-of-district placement tuitions; and the measures that were taken to reduce costs. They also are contending with changes in funding sources that were previously available. The impact of these reductions is that the assessment is actually up 6.6% overall. There was discussion regarding the enrollment trends; historic and projected. There was also discussion on the low-income trends. Low income families are a reality here in the A-B community. Identifying these students has been difficult; however the federal government now tracks subsidy program participants and shares this information with the District. Data indicates that this population has increased significantly. The District realized an additional 90 "low-income" students this year and they are seeing more students living in state-assigned transitional housing. The immediate cost impact is in providing more reduced-cost meals, however, these students typically also need other support services, which is harder to track. Information was provided on the educational services provided to students unable to attend school due to mental health or chronic illness and those provided to assist them in re-integrating into school. There was discussion on the District's efforts to address security concerns. Two years ago the District improved some security measures and they are continuing with these efforts in phases going forward. There was discussion about the need to reduce class sizes in Acton. It was confirmed that though the District inherited the Blanchard's Choice students they no longer accept new Choice students. Discussion returned to the Budget. Boxborough would have faced an even bigger school budget increase this year if we had not regionalized. The District has been working hard to address the budget concerns raised by the Acton stakeholders. The Governor's budget is still pending, but the District is hopeful. Town Accountant Barrett was thanked for her help in improving the District's Table 6.

- Conservation Commission members Norm Hanover and Charlene Golden were present to provide the ConsCom's input on the Town's foreclosed and tax title property inventory. Hanover referred to ConsCom's recommendations on the disposition of these properties. The Selectmen noted that nothing is being decided at this time. This matter will continue to evolve as additional input is gathered. The next step is to distribute this information to other boards/committees in order to obtain their feedback. There was discussion about the formal steps and processes necessary for the Town to possibly convey, retain, or auction these properties. Town Meeting action would be necessary at some point. There was also discussion on writing out these steps. Town Counsel will be consulted on creating this material. It was suggested that MapGeo might be useful in evaluating the value of these parcels. This is just the beginning of a long-term process.

The Board took Agenda Items #4 (a-c), out of order.

MINUTES

- Member Gorman moved to accept the minutes for the regular session of February 4, 2015, as revised and the executive session of February 11, 2015, as written. Seconded by Member Fox. **Approved 4-0.**
- The Selectmen passed over approval of the regular session minutes of February 11, 2015.

APPOINTMENTS (Continued)

Discussion of the IT budget was deferred as TA Shaw was still conferring with the FinCom.

- No one asked to speak under the Citizens concerns.

SELECTMEN REPORTS

- Member Gorman reported that he has completed his evaluation of DPW Dir. Garmon and has reviewed it with Dir. Garmon. Needed improvements have been identified. He will be sitting down, quarterly, with Dir. Garmon to review his progress.
- He also reported that concerns have been raised about the proposed acquisition of Tax Collector software from a new vendor. He has learned that other communities have had issues using this program. Additional discussions should take place regarding the proposed conversion with Tax Collector Shemowat, TA Shaw, Accountant Barrett and himself. He will communicate this to TA Shaw.
- Chair Amoroso deferred his report until the Minuteman discussion later in the agenda.
- Member Stemple reported that the Steele Farm Advisory Comm. is pleased with the condition of the farmhouse basement since the heater/warmers were installed, so they have deferred any work or making recommendations on larger projects at this time. Member Gorman advised that he has noticed condensation on the house's upper floor windows. This could be a result of the warmers being installed and may need to be addressed. The Conway School will be making a joint presentation on March 23rd

to the Selectmen and the Master Plan Update Comm. Conway School has had initial discussions with stakeholders on the condition of the bldgs. A clear, coherent vision for the Steele Farm property is needed. It was suggested information be provided as the building conditions and issues at the back of the Gym at Town Meeting.

- Member Fox reported that he has participated in several meetings with TA Shaw and Chief Ryder on the Town's technology concerns. Guardian is putting together proposals for several proposed projects. It looks like we now have a firm grasp as our expenses/costs going forward.

OLD BUSINESS (Continued)

- The Selectmen re-opened discussion on hanging banners across Massachusetts Avenue and to determine if the Selectmen would support this practice. The Selectmen support this proposal, however a policy and process should be established before the Town implements this.
- The Selectmen followed up on their previous Grange Meeting Room improvements discussions to formally charge Building Inspector with developing plans for the proposed improvements. Chair Amoroso moved to task the Inspector of Buildings (BI) with continuing to develop plans for the renovation of the "stage area" and foyer into the Grange Meeting Room, and further, to place an article for those renovations on the Annual Town Meeting warrant Seconded by Member Gorman. **Approved 4-0.**
- Chair Amoroso reported on the Minuteman Regional School District. He reviewed the Minuteman Administration presentation at the last Selectmen's meeting, and provided background on the proposed building project; proposed revisions to the District Agreement; the 2014 Town Meeting actions by member towns and his discussions with his counterparts other member towns specifically Dover, Wayland & Needham. He presented his new set of amendments at the last Selectmen's meeting. There is not enough time for them to be considered for this Town Meeting cycle; however there is some support for his proposal. He does not believe that the revised agreement will pass so he would consider putting his proposal forth at a fall special town meeting. DESE has final approval of any amendments to a School District's Agreement. A fall STM would still allow the District time to act before the MSBA's June 2016 deadline. He believes that the Minuteman would lose just about 15 students, overall, if all of the communities discussing withdrawal left the District. Even if we leave Boxborough still has a vested interest in Minuteman surviving. The current amendments reduce our voice in the governance of the District. We are equidistant from Minuteman and two other vocational schools. All options need to be considered. We need to provide for the educational needs of our residents in the best way possible.

The Board took Agenda Items #7a and #7b, out of order.

NEW BUSINESS

- Member Gorman moved to forward to the Finance Committee for approval the request to transfer \$9,350 from the Reserve Fund to 001-210-5443-0000, Police – Equipment Maintenance Supply, for the purpose of replacing eleven expired ballistic resistant vests Seconded by Member Fox. **Approved 4-0.**
- The Selectmen took up designating a liaison to Community Preservation Committee (CPC). Member Bak will be asked if she would like to serve as the CPC liaison.

TA Shaw returned to the meeting.

APPOINTMENTS (Continued)

- Town Administrator, Selina Shaw reviewed proposed FY 16 IT (Technology) budget. Previously PEG cable funds had been used to directly offset IT expenses. However it has been determined that the Town should establish a formal IT budget to track expenses and revenues. We have made significant improvements recently to our IT infrastructure and we need to have a clear vision of in order to manage our IT equipment and services going forward. Based on these efforts it was determined that available PEG cable revenues are insufficient to properly address these needs. TA Shaw noted that this is more of change in policy rather than simply a change in accounting practices. There was also discussion as to the intended use language within the cable licensing agreement, specifically as to government channel broadcast expenses. It was opined that these revenues are fungible. There was discussion of several IT endeavors that are under discussion such as increasing our public cable access services; engaging the services of Littleton Cable for broadcasting and as we no longer have in-house IT support, entering into a "Guardian Eye" service contract. TA Shaw further noted that she continues to meet regularly with Member Fox and Chief Ryder to discuss the Town's IT concerns and that they have realized that there may be additional services we need to plan for. This IT budget is new and will continue to evolve. The Selectmen decided to defer any discussion on these matters until TA Shaw can provide a cost/risk analysis regarding the "Guardian Eye" proposal and a run analysis on both cable accounts.

OLD BUSINESS (Continued)

- Any additional discussions concerning the FY 16 Budget would take place within the Warrant Articles discussion.

- The Selectmen reviewed a summary list of proposed warrant articles for the Annual/Special Town Meeting.

Article#	Purpose	Action
6	Minuteman District Agreement	Placed at the request of the District. (Not putting forth an article to withdraw.)
7	Transferring Parcels	Deleted/Pulled
13	Promote Sgt. to Lt.	Will check on budget impact
14	Wages portion Dispatch	Will check on listed wage amount*
16	DPW FTE	Member Gorman spoke to proposal
17	Additional Library hours	There is a philosophical question - article or budget item. Adding operational hours not additional staff. The Library is outside BoS purview. FinCom will be the arbitrator of article/budget question.
18-21 & 30	CPC Proposed Items that were pulled from the 2014 Warrant	Deleted/Pulled - CPC has advised that they will not have enough time to put forth proposal for this ATM so the question is whether to defer these items or put them on as capital articles. Town Clerk - would prefer to put the 1 st phase of her records conservation proposal forth as an article even if CPA funds are unable. 19-21 will be pulled and deferred until CPC can act on them.
22	Police - Accreditation	Member Fox will follow up with the Chief to get more information.
23	Police – Palm Scanner	To replace old-fashioned ink fingerprinting
24	Fire – Pumper Truck	To replace 26 yr. old truck. Past usable life; Maintenance has become cost prohibitive. FinCom ambivalent on whether they will support.
25	Fire – Turn out gear	Safety issue – scheduled replacement; reached usable life
27	DPW – Supplement Ch.90 Paving	To establish paving plan and maintenance schedule. Data on the pros/cons will be needed to support this cost.
28	RecCom - Liberty Fields Study (CPC)	Deleted/Pulled - CPC has advised that they will not have enough time to put forth proposal for this ATM
29	RecCom – Skate Park (CPC)	As discussed earlier this will stay as a placeholder for now.

*Same health insurance cost used as a placeholder for all additional personnel articles.

There was discussion on the CPA fund allocation articles. It clarified that the CPA funds do not go away if not used within a fiscal year. There was discussion as to when the state match goes into effect. It was determined that when we do go forward CPA proposals could be rolled into one article on the warrant.

The Selectmen reviewed the “Non-Appropriation Financial” Articles on the list. Most are annual “housekeeping” actions. It was noted that with #35 – Assessor: Personnel Exemption the law has changed so once it is voted at this ATM it will no longer require annual action. #36 – Fire Alarm Systems Chief White has requested this be increased.

The Zoning Bylaw revision articles (#41– 47) are the purview of the Planning Board.

Member Gorman moved to close the warrant for the annual town meeting and the special town meeting within the annual, which begin on May 11, 2015. Seconded by Member Stemple. **Approved 4-0.**

ADJOURN

- The meeting adjourned at 10:50 PM.

SELECTMEN'S ANNOUNCEMENTS
FEBRUARY 23, 2015

The necessary contact information is available on the Town's website.

- **Selectmen Agenda packets are available** from links on the Town's website, from the calendar or the Selectmen's webpage.

- **Save the Date....**
Boxborough's Annual Town Meeting will be held on **Monday, May 11th**. More details will be provided in the coming months.

- **The FY 2016 budget process has begun.** The current draft budget is available on the Town's website (Home page, under "RESOURCES"). You are encouraged to attend Selectmen, Finance Committee, Library Trustee and A-B School Committee meetings at all times, but especially during the budget season. Please check the web calendar for meeting dates. Your input is important.

- The Board of Selectmen will be holding a joint public hearing with the Personnel Board **on Monday, March 16th** here in the Grange Meeting Room, Boxborough Town Hall, at 7:35 PM consider proposed amendments to the Personnel Plan and the Classification & Compensation Schedule. All are welcome to attend. Proposed amendments will be available for review on the Town's website and on the bulletin board outside the Town Clerk's Office, commencing February 26th.

- **Nomination papers are available for elected town offices** at the Town Clerk's office, Boxborough Town Hall, 29 Middle Road. The annual Town Election will be held May 18th. Offices that will be on this year's ballot are:
 - Moderator
 - Two positions on the Board of Selectmen
 - Two positions on the Planning Board
 - Two positions on the Library Board of Trustees
 - One position on the A-B Regional School Committee
 - One position on the Board of Health.The last day to file completed papers is Monday, March 30th. Please contact the Town Clerk, Liz Markiewicz if you have any questions.

- **2015 dog license applications due by March 10th.** All dogs in Massachusetts are required to be licensed annually. Applications can be obtained at Town Hall or downloaded from the town website. A license for a spayed or neutered dogs is \$10; \$15 otherwise and there is no fee for residents over seventy. Applications and proof of rabies vaccination should be mailed in or dropped off at the Town Clerk's office at Town Hall by March 10th. Please contact the Town Clerk, Liz Markiewicz if you have any questions.
- The **Veterans' Services Officer** (VSO) Donald Morse, will be holding office hours from 9am to 11 am on Wednesdays at the Town Hall upstairs in the Community Services Coordinator's office. He is also available to meet by appointment. Please contact Department Assistant, Denise Monteiro at 978-264-1726 to arrange.
- The **Community Preservation Act or "CPA" Surcharge** was implemented on your 3rd Quarter real estate tax bills. An informational pamphlet "*Taxpayer's Informational Guide – 2015 Community Preservation Act*" was also included and is on Community Preservation Committee's webpage. You can also contact the Town Assessor, Ruth Anderson for information.
- The Boxborough Energy Committee will be launching - their **Boxborough Solar Initiative**, with a Solar Forum on April 16, 2015. More Information is available on the Town's website under News.
- The Boxborough Fire Department has a **new system for issuing permits for Opening Burning Season** which runs until May 1st. Seasonal permits will no longer be issued. Instead, residents will need to apply on the day they wish to burn. You are asked to go to the Fire Department's website and access information on "Open Burning" and to apply for an Open Burning Permit. Residents call the Fire Dept. for more information or to activate a permit.
- The Town has provided information on our website to help residents in dealing with the recent winter weather. Please go to "**Preparedness Tips for Severe Winter Weather**" on Homepage under News & Announcements. Residents are reminded that a **winter parking ban** is in effect until April 1st. On street parking is not allowed between the hours of 1:00 AM and 6:00 AM and at all hours whenever inclement weather is forecast. Please help us so that the town roads can be traveled safely and cleared as quickly as possible during winter storms. You can also contact the DPW with any questions.

- Please be sure that you have an FY 2015 sticker, so that you will be able to access the Transfer Station. Also residents looking to **disposal of bulk items** at the Transfer Station need to purchase a voucher at Town Hall. Checks or exact amount in cash, please. These fees range from \$5.00 to \$50.00 depending on the item. You might consider donating your items to the local not-for-profit organization, Household Goods Recycling of Massachusetts (HGRM) www.hgrm.org. They are happy to accept clean, functional items in good working condition. Please refer to the Transfer Station webpage or call the DPW for more information.
- Come see Boxborough's Treasures at the **Boxborough Museum** at 575 Middle Road from 2:00 pm to 4:00 pm this Sunday, March 8th. Admission is free and all are welcome. Members of the Boxborough Historical Society will be on hand to discuss the Treasures and the other exhibits. Contact John Fallon for more information or to arrange for a private tour.
- **Attention Filmmakers** – For their 2015 Film Series the Acton-Boxborough Cultural Council is sponsoring a night of Short Films. They are looking to feature new works from Acton and Boxborough area residents and students. A free, public screening will take place on April 24th. Select films will also be placed in the permanent collection of Sargent Memorial Library. There is no entry fee, but submissions must be received by Tuesday, March 31, 2015. Please email abccinformation@gmail.com for more information.
- We invite you to explore the Town's website www.boxborough-ma.gov. More information is available such as what are the **Transportation options** available for those living or working in Boxborough, which is posted on our Homepage under Resources. There is also information on services and resources provided by the Town's new **Community Services Coordinator**. These services can assist residents with connecting with the support services and navigating the process. More information is available on the Community Services Coordinator's webpage.
- **Town Departments** welcome your questions and feedback on services. Please contact them through the email hyperlink appearing on each department's web page, give them a call, or stop in to chat. If you are unable to stop in during normal office hours, don't hesitate to call and make an appointment for a mutually convenient time outside of normal hours.

- The Board of Selectmen continues to look for volunteers willing to serve on the various **Town boards and committees**, many of which have openings: ZBA (1 alternate member), Housing Board (1), Design Review Board (1 at-large member), Public Celebrations & Ceremonies Comm. (3), Recreation Comm. (2), the Steele Farm Advisory Committee (2), and the Conservation Comm. has one vacancy for an unexpired term which runs until June 30, 2015. Please consider participating on a town board. You will find it to be a worthwhile and rewarding experience. No matter what your knowledge or interest is, we can use your help in making Town government work.

- The **Selectmen want to hear from you** and invite residents to contact them regarding issues of concern. The Board can be contacted via e-mail from the link on the Selectmen's webpage.
- Contact information is available on the town's website: <http://www.boxborough-ma.gov> or you may call Town Hall at 978-264-1700 if you have any questions.
- The Selectmen can be contacted directly at: selectmen@boxborough-ma.gov.
- If you wish to find out more about **volunteer opportunities** on Town boards or committees contact Town Administrator Selina Shaw at: sshaw@boxborough-ma.gov
- Board of Selectmen **meetings are broadcast on both Comcast's Channel 9 and Verizon's Channel 39**. Residents can also tune-in and view the public meetings playback schedule, to find out when a particular meeting is scheduled for broadcast.
- For more information on **Winter Road Conditions/Parking, FY 15 Transfer Station Applications, and Bulk Item Disposal Vouchers** please go to the DPW's or Transfer Station's webpage or contact the DPW at 978-264-1790.
- For more information on the **Community Preservation Act** surcharge please go to the Community Preservation Committee's webpage or contact Town Assessor, Ruth Anderson directly by phone at 978-264-1720, or by email: randerson@boxborough-ma.gov .
- To make an appointment with Veterans' Services Officer (VSO) Donald Morse, outside of his Wednesday morning office hours please contact Department Assistant, Denise Monteiro at 978-264-1726 or dmonteiro@boxborough-ma.gov
- For more information Community Services please go to the Community Service Coordinator's webpage or contact Lauren Abraham directly by phone at 978-264-1730, or by email: labraham@boxborough-ma.gov .



BOARD OF SELECTMEN
Meeting Agenda
February 23, 2015
[March 2, 2015 – Snow Date, If Necessary]
Boxborough Town Hall
Grange Meeting Room

1. CALL TO ORDER, 7 PM

2. ANNOUNCEMENTS

3. APPOINTMENTS

[Times are estimated; if you are interested in a particular matter, please plan to arrive 15 minutes earlier]

- a) Mitzi Garcia-Weil, Recreation Commission member, to discuss proposed warrant article for T.J. O'Grady Skate Park 7:05 PM
- b) Brigid Bieber, Vice Chair, Acton-Boxborough Regional School Committee, to provide update on ABRS budget, 7:25 PM
- c) Norm Hanover, Conservation Commission member, to provide ConsCom input regarding foreclosed and tax title properties, 8:10 PM
- d) Selina Shaw, Town Administrator to review proposed FY 16 IT budget, 8:30 PM
- e) Citizens' concerns

4. MINUTES

- a) Regular session, February 4, 2015 ACCEPT & POF
- b) Regular session, February 11, 2015 ACCEPT & POF
- c) Executive session, February 11, 2015 ACCEPT & POF

5. SELECTMEN REPORTS

6. OLD BUSINESS

- a) Hanging banners across Massachusetts Avenue VOTE:
- b) Grange Meeting Room improvements
Move to task the Inspector of Buildings (BI) with continuing to develop plans for the renovation of the "stage area" and foyer into the Grange Meeting Room, and further, to place an article for those renovations on the Annual Town Meeting warrant VOTE:
- c) Minuteman Regional School
- d) FY 16 Budget – continued discussion
- e) Annual/Special Town Meeting – close warrant
Move to close the warrant for the annual town meeting and the special town meeting within the annual, which begin on May 11, 2015 VOTE:

7. NEW BUSINESS

- a) Reserve Fund Transfer Request – Police - Equipment Maintenance Supply
Move to forward to the Finance Committee for approval the request to transfer \$9,350 from the Reserve Fund to 001-210-5443-0000, Police – Equipment Maintenance Supply, for the purpose of replacing eleven expired ballistic resistant vests VOTE:

- b) Designation of Board of Selectmen liaison to CPC

Move to designate TBD as the Board of Selectmen's liaison to the Community Preservation Committee

VOTE:

ACCEPT & POF

8. CORRESPONDENCE

- a) Internal Communications
- b) Minutes, Notices & Updates
- c) General Communications

9. PRESS TIME

10. CONCERNS OF THE BOARD

11. ADJOURN

Capital Outlay Special Article Request Form

FY 2016

Department: Recreation Dept.
Contact Person: Mitzi Garcia-Weil
Phone: 978-263-5497/978-273-1426

Date: 10 December, 2014
Title: Treasurer

Special Appropriation Request: T.J. O'Grady Skate park expansion
Anticipated Cost: \$40,000.00

Please fill in the relevant information for your Special Article Request according to the following categories:

Current Information

1. Equipment or Building:
2. Maintenance to be Performed: The T.J. O'Grady Skate Park on Hayward Rd. in Acton is expanding to include a skate bowl which was part of the original design for initial construction and entering phase two of construction of the skate plaza. Phase two converts the barren 100' x 100' area remaining after the removal of the original Skate Park parking due to the construction of the Lower Fields driveway from Hayward Rd., Acton onto the Regional H.S. grounds. It provides an attractive formal entrance to the skate complex, a viewing area for onlooker and handicap accessible park amenities for Skate Park patrons. It features a world-class skating course around a bio-retention area.
3. Rationale for Maintenance: On November 21, 1998, T.J. O'Grady, at 14 year old Boxborough resident was struck by a motor vehicle on Spencer Rd. and killed. He was the co-founder of the skate board club at Acton Boxborough Regional High School. The students who were involved with T.J. in the skate club started a grass roots movement to build a skate park and name it after T.J. in his memory. Back in 2004 (or 2005) our recreation commission came to the floor of town meeting requesting \$40,000.00 to aid in the construction of the skate park being built near the high school in T.J.'s memory. The Rec. Comm. had just returned over \$60,000.00 in funds that were not used for the construction of Liberty Fields. Unfortunately, town meeting refused funding a portion of the skate park so the Town of Acton put up \$210,000.00 to build a smaller version of the original plan since Boxborough did not assist in funding the project. Now the plan is to complete the original design (which included the skate bowl) and expand the park to also include a skating course. We would very much like to support the entire Acton / Boxborough community by supplying some of the funding for the expansion of the Skate Park.

PROJECT APPLICATION FORM – 2015

Applicant: Town of Acton

Submission Date: 11/17/14

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Stephen L. Ledoux, Acton Town Manager

Open Space

472 Main Street

Community Housing

Acton, MA 01720

Historic Preservation

sledoux@acton-ma.gov

Recreation

Town Committee (if applicable): Recreation Commission

Project Name: Skatepark Expansion – Phase 2, Skate Plaza

Project Location/Address: 66 Hayward Rd., Acton, MA

Amount Requested: \$160,000

Project Summary:

Estimated Date for Commencement of Project: August 2015

Estimated Date for Completion of Project: October 2015

The Natural Resources Department has recently approved the T.J. O'Grady Skate Park Expansion Design by Action Sports Design/Stantec, and a two-phased construction plan has emerged. Phase 1, the construction of a skate bowl, is being prepared to go out to bid. It was funded by a 2012 Town of Acton CPA Skate Bowl grant for \$210,000. This Phase 1 project included the construction of 11 parking spaces and infrastructure improvements for \$110,000 in the Lower Fields parking area, in tandem with the opening of the Lower Fields facility. The remaining funds will construct the skate bowl.

Phase 2, construction of the skate plaza, converts the barren 100' x 100' area remaining after the removal of the original Skate Park parking lot due to the construction of the Lower Fields driveway from Hayward Rd. onto the school grounds. It provides an attractive formal entrance to the skate complex, a viewing area for onlookers and handicap accessible park amenities for Skate Park and Lower Fields patrons. It features a world-class triangular skating course around a bio-retention area.

With the completion of Phase 1, the skate bowl installation, Phase 2 will complete the full expansion of the Skate Park, as designed by ASD/Stantec, a \$15,000 engineered design paid for with Recreation funds.

If the project is not funded, an incomplete town skateboarding facility next to ABRHS & FOLF's cutting edge Lower Fields facility will remain. This upgrade will bring our skate park to equal footing, in keeping with the Lower Fields, which shares the parking area with the Skate Park.

Cost Estimate for Skate Park Expansion Design from ASD/Stantec:

- 1,730 S.F Bowl Section - \$ 70,000 PHASE 1 - currently going out to bid
- 4,000 S.F. Plaza Section - \$160,000 PHASE 2 - applying for 2015 CPA funding

Leveraged funds: The Recreation Department paid for the \$15,000 overall design engineered by ASD/Stantec. In addition, Skate Park users have offered to fundraise and other stakeholders are being approached.



ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT

FY16 Budget
Voted February 12, 2015
Boxborough Board of Selectmen & Finance
Committee
February 23, 2015

FY16: Building the Budget

- Identify fixed costs, obligations and assessments
- Fund legal mandates as necessary
- Determine employee benefit funding levels
- Assume efforts to provide special education programming in district when possible - cost effective
- Determine appropriate number of sections at all grade levels based upon class size policies and enrollment projections

FY16: Building the Budget

- Review/determine proper staffing levels for other Pre K-12 staff including counselors, nurses, technology support, custodians etc.
- Budget for technology replacement and ongoing operational costs
- Budget for continuing facility maintenance and upkeep and identify new acquisitions as capital outlay

FY16 Budget Priorities

- At December 18 SC meeting the FY16 budget priorities were outlined
- Central within these priorities is the commitment to strive to meet the needs of all of our students - *especially in light of a rapidly growing number of high needs students*
- Specifically these requests fall to those students receiving:
 - Necessary instruction in English Language Education (ELE)
 - Individualized Special Education Instruction (IEPs)
 - Specialized services in support of mental health needs
 - Low income students

Enrollment & Budget Planning

- The enrollment of the district is decreasing.
- A smaller student population does not necessarily equal a reduction in resource needs.
- Pressure to reduce staffing as there is a decrease in enrollment.
- *The reality:* there is a changing demographic within our student body that requires additional resource to meet their needs.
- Not just additional Special Education needs but other needs that also must be met.

Impact on Town Budgets

- Preliminary ABRSD Budget voted February 5, 2015 was \$80,197,155 – a 4.89% increase over FY'15
- ALG and BLF expressed concern over % increase to ABRSD assessment and Acton town budget increase
- The school committee considered two levels of cuts on February 12th to reduce the preliminary voted budget
- The School Committee voted to reduce the preliminary budget by \$447,573 on February 12th.
- The FY'16 ABRSD voted budget is \$79,749,882, an increase of **4.31%** over FY'15

Budget Cuts (Implemented 2/12/15)

Level 1	Salary or Savings	Health	Total
EdTech – Reduce infrastructure budget by 50% <i>Spread wireless upgrade over 2 years</i>	\$64,000		\$64,000
High School Store reduced from 1.0 to 19 hrs <i>*Salary savings is to revolving account, not budget</i>	\$21,000*	\$17,000	\$17,000
EdTech reduce webmaster, contracts	\$33,000		\$33,000
Spread Facilities Study into Summer 2016	\$100,00		\$100,000
Security – Cameras, Additional Doors with badge Access	\$50,000		\$50,000
Total Level 1			\$264,000

Budget Cuts - (Implemented 2/12/15)

Level 1.5	Total
Capital: Cafeteria Tables	\$ 45,000
Capital: Bleachers	\$ 40,000
Reduce Middlesex Retirement Assessment	\$ 98,573
Total Level 1.5	\$183,573
Total Level 1 & 1.5	\$447,573

Budget Cuts - (Considered but NOT Implemented)

Level 2 (not implemented)	FTE	Salary or Savings	FTE/Health	Total
Do not have assistants attend one of the two professional days		\$20,000		\$20,000
Elementary Carpet Replacement		\$26,000		\$26,000
Musical Instrument Replacement		\$20,000		\$20,000
HS Job Shadowing and Sr. Internship Support	0.2	\$18,000		\$18,000
HS Work Study Coordinator	0.2	\$18,000		\$18,000
HS Restructure Alternative Program		\$25,000		\$25,000
Reduce 1 full time crossing guard to 19 hrs.	0.23	\$7,000	\$17,000	\$24,000
Rotate Campus Support to cover 19 hr. security	0.63	\$25,000		\$25,000
JH Assistant Athletic Director		\$3,200		\$ 3,200
EdTech – Reduce vacant Desktop Support	0.63	\$15,000		\$15,000
Curriculum – Stipends (Literacy clubs at the JH)		\$6,000		\$ 6,000
Total Level 2	1.89			\$200,200

FY'16 Budget Voted February 12, 2015

FY'15 Re-voted Budget	\$76,455,123
FY'16 Budget	\$79,749,882
\$ Change	\$3,294,759
% Change	4.31%

FY'16 Assessment

	<u>Total Budget</u>	<u>Acton</u>	<u>Boxborough</u>
FY'16 Total Expenditure Budget	\$ 79,749,682		
FY'16 Funding Sources	\$ (15,458,633)		
FY'16 Required Assessment	\$ 64,291,249	\$ 53,171,009	\$ 11,120,240
FY'15 Voted Assessments	\$ 60,284,722	\$ 49,690,145	\$ 10,594,577
FY16 Increase \$	\$ 4,006,527	\$ 3,480,864	\$ 525,663
FY16 Increase %	6.6%	7.0%	5.0%
FY15 additional payment Middlesex	\$ 451,297	\$ 384,255	\$ 67,042
Adjusted FY'15 Total Town Payments	\$ 60,736,019	\$ 50,074,400	\$ 10,661,619
FY16 Adjusted Increase \$	\$ 3,555,230	\$ 3,096,609	\$ 458,621
FY16 Adjusted Increase %	5.9%	6.2%	4.3%

FY'16 Funding Sources

- Funding sources are declining 4.4% while the preliminary budget is rising 4.31%
- State Aid, Transportation, Regional Aid (\$159,695)
- E & D (\$100,000)
- Middlesex Retirement payment from towns (\$451,297)

13

FY'16 Funding Sources

- Ch. 70 flat except for \$25/pupil minimum aid
- Regional Bonus Aid reduces 20%/yr for 5 years; we are in year 2
- Use of E&D reduced to \$200,000 from \$500,000 initial FY15 budget (\$300K revoked)
- Regional transportation at 65% – similar to pre-9C cut level FY15

14

FY10-15 Appropriated Budget History

	APS	% Budget Increase	APS	% Budget Increase	ABRSD	% Budget Increase
FY10	25,753,783	3.12	5,333,590	1.14	36,858,436	0.54
FY11	25,910,449	0.61	5,442,590	2.04	38,228,410	3.72
FY12	26,113,719	0.78	5,608,417	3.05	38,502,351	0.72
FY13	26,562,103	1.72	5,802,752	3.47	39,114,804	1.59
FY14	26,960,725	1.5%	5,798,320	-.08	40,482,330	3.50
FY14 Constructed					75,326,095	
FY15					76,003,826	0.90
FY15 Revised					76,455,123	1.50
FY16					79,749,882	4.31

FY16 E&D History

FY	ABRSD Budget	E & D	% of Budget
2010	\$36,858,436	\$1,711,823	4.6%
2011	\$38,228,410	\$1,925,118	5.0%
2012	\$38,502,351	\$1,892,727	4.9%
2013	\$39,114,804	\$1,510,041	3.9%
2014	\$41,571,900	\$1,100,000	2.6%
2015	\$76,455,123	\$1,300,000	1.7%
2016	\$79,749,882	\$1,100,000	1.4%

- FY14 is not certified; used \$500,000 for FY15, revoted to \$300,000
- FY16 projected use \$200,000

Turnback History FY'05-FY'14

ANNUAL TURNBACK AMOUNTS TO REGION AND TOWNS

YEAR	ABRSD	APS	BPS
FY'14	\$ 34,914	\$ 35,348	\$ 217,098
FY'13	\$ 292,455	\$ 190,781	\$ 213,523
FY'12	\$ 269,167	\$ 359,778	\$ 11,991
FY'11	\$ 660,282	\$ 497,218	\$ 82,320
FY'10	\$ 224,931	\$ 200,789	\$ 3,648
FY'09	\$ 1,244,703	\$ 948,158	\$ 148,690
FY'08	\$ 187,359	\$ 7,236	\$ 5,694
FY'07	\$ 48,985	\$ 21,297	\$ 17,573
FY'06	\$ 344,255	\$ 172,266	\$ 29,236
FY'05	\$ 336,074	\$ 113,236	\$ 38,683
TEN YEAR TOTAL	\$ 3,643,126	\$ 2,546,107	\$ 766,456

FY16 Expenditures

FY16 Total costs increase 4.31%

Four major areas comprise 4.2% of the entire 4.31%:

- 2.6% Salaries
- 1.2% Combined OPEB, Middlesex, Health Insurance
- 0.3% Special Ed Tuitions and Transportation,
net of CB Reimbursement
- 0.1 % Capital Study

ABRSD OPEB History

Year	OPEB Contribution
FY13	\$236K
FY14	\$376K
FY15	\$506K
FY16	\$700K

The Acton/AB OPEB Working Group goal is \$1.4M for ABRSD and Town of Acton, with a minimum of \$1.1M. This amount reflects the District commitment to funding this obligation with sustainable increases.

19

Health Insurance

- Current budget assumes 8% rate increase
- Active Employees
 - Increase \$517,904 or 6.6%
- Retiree Health
 - Increase \$20,148 or 2.2%
 - Implementation of "EGWP" may provide further savings

Rates were voted 2/19/15. 11% increase active employees, but decrease retirees. Will have update at meeting.

20

Middlesex County Retirement

- This is a fixed assessment for the future pension funding of eligible employees not in the teacher retirement system
- Budget amount per November notification; under review
- *Update: ABRSD reduced \$98K with revised assessment; Combined total unchanged*

	Entity	FY15 \$ Increase (Original)	FY '16 \$ Increase (Final)	FY16 % Increase
	ABRSD	\$ 303,789	\$208,623	8.1%
	Town of Acton	\$ 702,932	\$744,554	29.1%
	Town of Boxborough	\$ 51,422	\$85,572	15.3%
	Combined	\$ 1,058,143	\$1,038,749	21.2%

21

Special Education: Tuition and Transportation

- Tuitions increase 9.4% or \$652,879
- Private Transportation increases for nurse and bus monitors for fragile students \$125,000
- Circuit breaker estimated reimbursement increases \$596,442 due to higher costs FY15, but reduced rate at 68%
- CASE transportation increase \$63,236 – but preliminary rates.
- Net budget impact is \$56,437 increase, but always a risk area.

22

FY16 Items That Could Change

- CASE Assessment - rates not voted yet
- Circuit Breaker (Budgeted 68%, could come in at up to 75%)

10 Year Trends in High Need Areas

SPED PAC report 9/14 (2004-2014 AB Trends)
 Data Represents 2013-14 SCHOOL YEAR:

- o 17.2% increase in special ed.
- o 79% increase in low income
- o Mental Health Hospitalizations
- o 212% increase in English Language Learners (ELL)
- o 292%-Increase in Autism diagnosis
- o Students with SLD has declined
- o NOTE: Autism diagnosis is typically made or confirmed by outside doctors during the early intervention process

AB Out-of-District Students Trends FY10-16 (Acton & Boxborough elementary included)

	FY10	FY11	FY12	FY13	FY14	FY15	FY16 <i>Projections</i>
CASE Programs	26/32	24/30	22/29	23/28	28/34	28	25
Other Collaborative	10/10	11/13	16/17	13/14	13/13	17	16
Private Day	41/45	39/41	33/36	34/35	32/34	46	46
Residential	5/5	4/4	2/2	3/3	4/4	4	3
TOTALS	82/92	78/88	73/84	73/80	77/85	95	90

(For FY10 – FY14, first number is APS + AB students, second number is APS, AB + BPS students)

Slide 23

22

Cite as DESE
Deborah Bookis,

23

Low Income Enrollment Trends

The number of low income students in our schools is growing rapidly. In April 2014, the federal government updated their portal so that families receiving federal income-based benefits are automatically qualified for school free and reduced lunch.

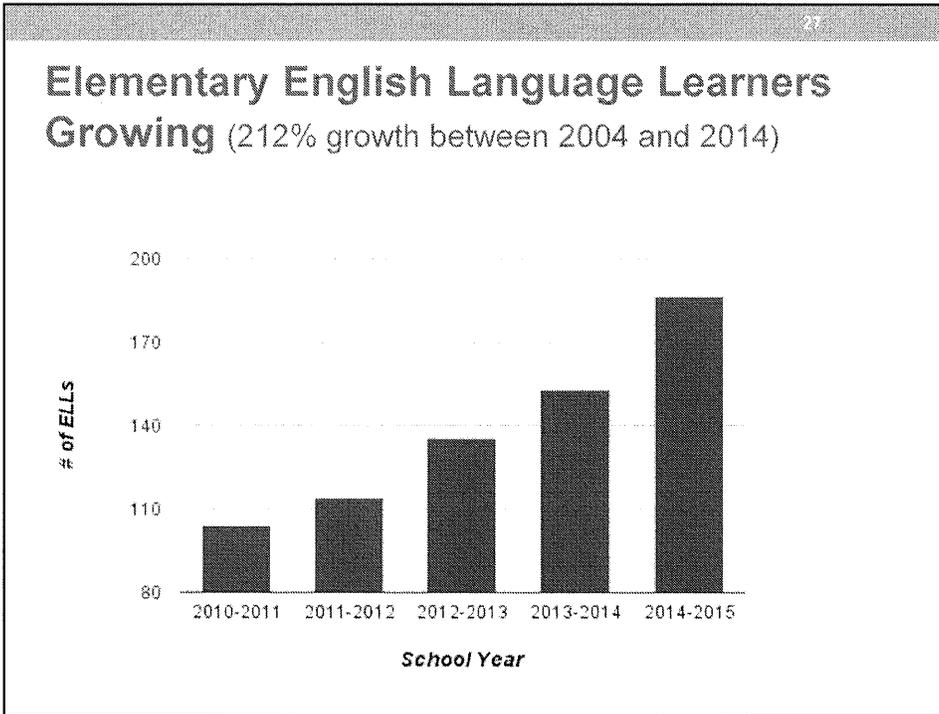
	2010	2011	2012	2013	2014
Boxborough Elementary	2.50%	3.80%	3.40%	4.70%	9.80%
Acton Elementary	2.70%	4.30%	4.30%	5.70%	7.60%
Jr. High	3.14%	4.49%	4.92%	4.73%	6.28%
High School	2.12%	3.43%	3.59%	4.29%	6.26%

26

Mental Health & Chronic Illness Data Points

High School Stats	2012-2013 School Year Cases	2013-2014 School Year Cases	2014-2015 School Year Cases <small>(As of December 31, 2014)</small>
Hospitalizations for Mental Health	29	57	29
Concussions	90	82	31
STAR (Home Hospital Tutoring)	41	47	27

- 10 January 16, 2015 article in the Washington Post
For the first time in at least 50 years, a majority of U.S. public school students come from low-income families, according to a new analysis of 2013 federal data. The Southern Education Foundation reports that 51 percent of students in pre-kindergarten through 12th grade in the 2012-2013 school year were eligible for the federal program that provides free and reduced-price lunches.
The shift to a majority-poor student population means that in public schools, a growing number of children start kindergarten already trailing their more privileged peers and rarely, if ever, catch up. It also means that education policy, funding decisions and classroom instruction must adapt to the needy children who arrive at school each day.
"The job of teacher has expanded to "counselor, therapist, doctor, parent, attorney".....
Andrew Shen,
- 11 should we include a bit of comment here on the slide to remind them the point is that while overall declining enrollment is a storyline, the shift in the makeup and needs of our population warrants significant attention?
Andrew Shen,
- 12 Will they ask if regionalization impacted these overall numbers?
Andrew Shen,



28

Elementary ELL Staffing Does Not Meet Growth

# of ELL Students	187
# of ELL Teachers	3
Teacher to Student Ratio	1 per 62
Average Ratio at Comparable School (EDCO-Affiliated)	1 per 25-35

Staffing Reductions

Where enrollment has decreased, staff has been reduced accordingly

Conant 1st Grade	\$54,000
Blanchard 2nd Grade	\$54,000

Reduced Custodian	\$50,000
.5 3rd shift ABRHS (from 4 to 3.5 on 3rd shift)	
.5 2nd shift Blanchard (from 2 to 1.5 on 2nd shift)	
Split shift 4:00 pm to 10:30 pm	

Eliminate Utility Budget Advisor \$14,000

Reduce 3 Health Insurance = \$51,000

Total Staff Reductions: 3.0 FTE \$223,000

Staffing Additions

Elementary ELL Teacher 0.6 FTE	\$42,000	
JH Educational Team Leader 0.5 FTE	\$27,000	
JH Reading and Academic Support 0.5 FTE	\$27,000	
Elementary Special Educator 0.6 FTE	\$32,400	
Occupational Dev Prog. 19 hr. asst 0.6 FTE	\$15,000	
Elementary Psychologist 0.4 FTE	\$19,903	
Health Insurance (3)	\$51,000	
Total New Positions	3.2 FTE	\$214,303

Capital Outlay-Facilities

Facilities FY16 proposed:

\$100,000	Existing conditions/Feasibility -50% FUNDED OVER 2 YEARS
\$ 16,000	Carpets/Abatement
\$ -	Cafeteria Tables -REMOVED
\$ 10,000	Carpet to Tile
\$ -	Bleachers-Lower Gym -REMOVED
<u>\$ 17,500</u>	Conant-Engineering
\$143,500	Total Projects
<u>35,700</u>	All other
<u>\$179,200</u>	Budgeted

Discussion and Questions

	FY 12		FY 13		FY 14		FY 15		FY 16 (Proposed)	
	Amount	Funding Source	Amount	Funding Source	Amount	Funding Source	Amount	Funding Source	Amount	Funding Source
Support Services										156
Employee shared with School	\$ 28,072	Cable	\$ 63,343	Cable	\$ 32,670	Cable				
Health ins est	\$ 14,000	915	\$ 14,000	915	\$ 2,500	915				
Consultants										
Matt Frost					\$ 1,237	Cable	\$ 845			
Guardian - Managed Svcs					\$ 21,831	Cable	\$ 25,794	Cable - \$24,009; Library \$1,785	\$ 89,004	
Guardian - General Support					\$ 35,994	Cable	\$ 22,922	Billed to-date	\$ 25,920	
Guardian - Projects					\$ 35,352	192 - \$7,125; Cable - bal	\$ 52,542	Article - \$5,569; 911 Grant - \$9,600; Cable - \$37,373		
Patriot - Migration - new server							\$ 800	156		
SmartNet Subscription									\$ 4,000	
Total	\$ 42,072		\$ 77,343		\$ 129,583		\$ 102,903		\$ 118,924	
Website Hosting/Internet/Email	\$ 2,968		\$ 2,904		\$ 10,742		\$ 8,301		\$ 7,115	
Telephone	\$ 11,338		\$ 10,709		\$ 13,863		\$ 5,080	YTD 2/23/15 8622 Estimated 6 mo x2	\$ 11,200	
Software	\$ 1,170		\$ -		\$ 5,810		\$ 11,038		\$ 480	
Hardware & Materials	\$ 7,665		\$ 15,390		\$ 59,967		\$ 24,537		\$ 4,100	
GRAND TOTAL	\$ 65,213		\$ 106,346		\$ 219,966		\$ 151,859		\$ 141,819	

W
D

3c



Boxborough Conservation Commission
29 Middle Road, Boxborough, Massachusetts 01719
Phone: 978.264.1722
www.boxborough-ma.gov

David Follett Charlene Golden Norm Hanover David Koonce Dennis Reip, Chair Hoff Stuart

To: Board of Selectmen

From: Conservation Commission
Dennis Reip, Chairman

*m. Nadwarski
for Reip*

CC: Selina Shaw
Patrick McIntyre, Treasurer
Adam Duchesneau, Town Planner

Date: Feb. 4, 2015

Subject: Town owned property via tax taking

The ConsCom has reviewed the parcels of land acquired via Tax Taking back to the mid 1990's. The objective of the ConsCom was to determine if any of these parcels had high conservation value and should be formally designated as Conservation Land. Patrick McIntyre and his predecessor generated the parcel list in order to explore the option of selling these Municipal lands. Via these sales the Town would generate cash and return these properties to the tax rolls.

The attached Excel spreadsheet (**Currently Town Owned**) lists the 21 parcels taken for back taxes. Parcels 1 and 2 were acquired from the Picnic Street Trust. They are adjacent to the Municipal Steele Farm property which currently gets very heavy passive recreational use throughout the year. These parcels have a total of 24.72 acres with high conservation value. The ConsCom recommends that the BoS formally transfer this land to either the ConsCom or Steele Farm Committee. Parcel 3 is .93 acres and was also acquired from the Picnic Street Trust. It is separated from the rest of the land by Middle Road. Because it is a small, isolated parcel, the ConsCom did not rank the parcel highly for conservation value.

Parcels 4 through 8 were acquired from the Reed Farm developer for back taxes. The total acreage is 30.59 acres. This land abuts the Half Moon Meadow conservation area as well as conservation land in Acton. The land was judged to have very high value for protection of water resources and for wildlife habitat. The ConsCom recommends that this land be transferred to the ConsCom.

Parcel 11 acquired from M. Davis contains 5.23 acres and has high conservation value because of its proximity to the Heath Hen conservation land off Burroughs Rd. and Mayfair Dr. The ConsCom recommends that this land be transferred to the ConsCom.

Parcel 12 acquired from J. Moody contains 3.35 acres and has high conservation value because of a potential vernal pool. The ConsCom recommends that this land be transferred to the ConsCom.

Parcel 13 acquired from Weatherbee contains 5.47 acres and has high conservation and municipal value because of its proximity to a large wetland and potential well site on Hazard Lane. This parcel abuts another Municipal parcel. The ConsCom recommends that this land either be transferred to the ConsCom or retained for Municipal use.

Parcel 14, from an unknown owner, is near Liberty Square Road. This property does not have road frontage. The property may have high value to the Boxborough Conservation Trust which has been in discussion with a local land owner in an attempt to do a limited development project that would give long term protection to some of the land.

None of the other **Currently Town Owned** parcels were judged to have high conservation value.

Twelve (12) parcels that are currently behind in tax payments were evaluated for potential future transfer to the ConsCom as conservation land. These parcels are briefly described on the attached spreadsheet (**Potential Tax Taking**).

Of these parcels only 22 through 26 were ranked high for conservation value. These parcels are currently owned by Biotti on Loreto Drive. This large area of 18.57 acres contains several vernal pools and excellent wildlife habitat.

None of the other **Potential Tax Taking** parcels had high conservation value.

The ConsCom would like to request a meeting between the BoS and ConsCom at your convenience to discuss the disposition of the properties on both lists.

February 11, 2015

Town Treasurer's Foreclosed and Tax Title
Properties materials

**Town of Boxborough
Tax Title Listing
As of February 9th, 2015**

Daitli (102)

Owner, M/P/L	Property Address	Land Court Case #	Beg Balance Taxes	Interest	Certificate of Redemption	Legal Fees	Land Court Fees	Total Balance	Comments
Biotti, Joseph Jr. & Frank 07/5/241/14.0	26 Emanuel Drive	14 TL 148260	\$26,544.37	\$11,717.29	\$ 78.46	\$ 700.00	\$ 665.00	\$39,705.12	Vacant 0.92 acre parcel with 160 feet of frontage but <u>currently</u> unbuildable
Biotti, Joseph & Francis 11/5/241/45.0	13 Joseph Road	14 TL 148261	\$1,838.40	\$845.80	\$ 78.46	\$ 700.00	\$ 665.00	\$4,127.66	Vacant 1.56 acre parcel located at the intersection of Joseph Rd & Liberty Sq. Has conforming frontage on both roadways. Contains wetlands and situated in the Wetland & Watershed district.
Biotti, Joseph & Francis 11/5/241/37.0	48 Loreto Drive	14 TL 148260	\$4,705.24	\$1,473.83	\$ 78.46	\$ 700.00	\$ 665.00	\$7,622.53	Vacant 5.87 acre parcel that is mostly wooded with significant wetlands thus unbuildable.
Biotti, Joseph & Francis 11/5/241/37.2	52 Loreto Drive	14 TL 148260	\$21,409.47	\$6,521.29	\$ 78.46	\$ 700.00	\$ 665.00	\$29,374.22	Vacant 3.03 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.3	37 Loreto Drive	14 TL 148260	\$21,552.92	\$6,565.56	\$ 78.46	\$ 700.00	\$ 665.00	\$29,561.94	Vacant 3.21 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.A	20 Loreto Drive	14 TL 148260	\$1,234.61	\$394.66	\$ 78.46	\$ 700.00	\$ 665.00	\$3,072.73	Vacant 1.4 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Biotti, Joseph & Francis 11/5/241/37.C	23 Loreto Drive	14 TL 148260	\$4,057.88	\$1,272.54	\$ 78.46	\$ 700.00	\$ 665.00	\$6,773.88	Vacant 5.04 acre parcel containing wetlands and located in the Wetland & Watershed Overlay District. Unbuildable
Bank of America 02/1/162 119.0	95 Swanson Rd. Unit # 119	14 TL 148264	\$4,009.89	\$831.15	\$ 75.00	\$ 700.00	\$ 665.00	\$6,281.04	Condo unit in a large multi-unit structure.
Harold P Hilberg 01/3/168 0.0	Hill Road	14 TL 148263	\$3,609.71	\$801.05	\$ 75.00	\$ 700.00	\$ 665.00	\$5,850.76	Vacant 6.24 acre parcel abutting Rt 495 with no roadway frontage. Unbuildable.
Russell D Graves 01/1/135 26.A	276 Codman Hill Road Unit # 26A	File Pending	\$2,631.45	\$335.65	\$ 75.00			\$3,042.10	Condo unit in a large multi-unit structure.
Total Tax Liens			\$ 91,593.94	\$ 30,758.82	\$ 774.22	\$ 6,300.00	\$ 5,985.00	\$135,411.98	

10 MAP 171 LOT 000 BLOCK

1 of 1 CARD

Boxborough

APPRaised: 241,800/ 241,800
 USE VALUE: 241,800/ 241,800
 ASSESSED: 0/ 0



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	07-5-241
Prior Id # 2:	14
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!1333!

PRINT	
Date	Time
01/23/15	12:09:00
LAST REV	
Date	Time
02/20/14	15:42:52
apro	
1333	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		EMANUEL DRIVE, BOXBOROUGH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
131	0.920			241,800	241,800	LOT 14A
Total Card				0.920	241,800	241,800
Total Parcel				0.920	241,800	241,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						Entered Lot Size
						Total Land: 0.92
						Land Unit Type: AC

User Acct
GIS Ref
GIS Ref
Insp Date

OWNERSHIP

Owner 1:	BIOTTI JOSEPH JR
Owner 2:	BIOTTI FRANK
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459
Own Occ:	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV	0	.92	241,800	241,800	241,800	Year End Roll		12/12/2014
2014	131	FV	0	.92	239,400	239,400	239,400	Year End Roll		1/22/2014
2013	131	FV	0	.92	228,000	228,000	228,000			10/22/2012
2012	131	FV	0	.92	245,300	245,300	245,300	Year End		11/30/2011
2011	131	FV	0	.92	265,900	265,900	265,900			9/14/2010
2010	131	FV	0	.92	265,900	265,900	265,900	2010 Commitment		12/7/2009
2009	131	FV	0	.92	302,100	302,100	302,100			10/20/2008
2008	131	FV	0	.92	302,100	302,100	302,100	xc		12/7/2007

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as POTENTL

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

PAT ACCT.

1333

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		40075		SQUARE FESITE			0	4.24	1.42	S3						241,842					241,800	

Total AC/HA: 0.92000 Total SF/SM: 40075 Parcel LUC: 131 POTENTL Prime NB Desc: S3 Total: 241,842 Spl Credit: Total: 241,800

10 158 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

APPAISED: 14,200/ 14,200
USE VALUE: 14,200/ 14,200
ASSESSED: 0/ 0

Total Card / Total Parcel



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	45
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!1918!

PRINT

Date	Time
01/23/15	12:11:52
LAST REV	
Date	Time
02/24/14	12:22:58
apro	

PAT ACCT.

1918

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.560			14,200	14,200
Total Card		1.560		14,200	14,200
Total Parcel		1.560		14,200	14,200
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
LOT 45	
Entered Lot Size	
Total Land: 1.56	
Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	1.56	14,200	14,200	14,200	Year End Roll	12/12/2014
2014	132	FV		0	1.56	14,000	14,000	14,000	Year End Roll	1/22/2014
2013	132	FV		0	1.56	14,000	14,000	14,000		10/22/2012
2012	132	FV		0	1.56	16,400	16,400	16,400	Year End	11/30/2011
2011	132	FV		0	1.56	17,200	17,200	17,200		9/14/2010
2010	132	FV		0	1.56	17,200	17,200	17,200	2010 Commitment	12/7/2009
2009	132	FV		0	1.56	19,500	19,500	19,500		10/20/2008
2008	132	FV		0	1.56	19,500	19,500	19,500	xc	12/7/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1997			

Sign: _____ / /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		JOSEPH ROAD, BOXBOROUGH

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.56 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.56		ACRES	EXCESS		0	9,090.	1.00	S3									14,180						14,200	

Total AC/HA: 1.56000 Total SF/SM: 67954 Parcel LUC: 132 UNDEV Prime NB Desc: S3 Total: 14,180 Spl Credit: Total: 14,200

10 080 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

Total Card / Total Parcel
APPAISED: 53,400/ 53,400
USE VALUE: 53,400/ 53,400
ASSESSED: 0/ 0



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!1913!
PRINT
Date Time
01/23/15 12:10:23
LAST REV
Date Time
08/25/14 11:47:21
apro
1913

PROPERTY LOCATION

No	All No	Direction/Street/City
48		LORETO DRIVE, BOXBOROUGH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	5.871			53,400	53,400
Total Card		5.871		53,400	53,400
Total Parcel		5.871		53,400	53,400
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description
LOT 37/FORMERLY #46 LORETO DR
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
03/26/09

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV		0	5.871	53,400	53,400	53,400	Year End Roll	12/12/2014
2014	132	FV		0	5.871	52,800	52,800	52,800	Year End Roll	1/22/2014
2013	132	FV		0	5.871	52,800	52,800	52,800		10/22/2012
2012	132	FV		0	5.871	61,600	61,600	61,600	Year End	11/30/2011
2011	132	FV		0	5.871	64,600	64,600	64,600		9/14/2010
2010	132	FV		0	5.871	64,600	64,600	64,600	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008
2008	131	FV		0	21.64	866,300	866,300	866,300	xc	12/7/2007

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

NARRATIVE DESCRIPTION

This Parcel contains 5.871 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: _____

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		5.87059		ACRES	EXCESS		0	9,090.	1.00	S3									53,364						53,400	LOTS: .39,.37,.33,

Total AC/HA: 5.87059 Total SF/SM: 255723 Parcel LUC: 132 UNDEV Prime NB Desc: S3 Total: 53,364 Spl Credit Total: 53,400

10 081 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

APPRaised: 269,600 / 269,600
USE VALUE: 269,600 / 269,600
ASSESSed: 0 / 0

Total Card / Total Parcel
269,600 / 269,600
269,600 / 269,600
0 / 0



USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.2
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PROPERTY LOCATION

No	All No	Direction/Street/City
52		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.039 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		60000		SQUARE FESITE			0	4.24	1.00	S3									254,520						254,500	
131	POTENTL		1.6611		ACRES EXCESS			0	9,090.	1.00	S3									15,099						15,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
131	3.039			269,600	269,600	LOT 2	
Total Card				3.039	269,600	269,600	Entered Lot Size
Total Parcel				3.039	269,600	269,600	Total Land:
Source:		Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV	0	0	3.039	269,600	269,600	269,600	Year End Roll	12/12/2014
2014	131	FV	0	0	3.039	266,900	266,900	266,900	Year End Roll	1/22/2014
2013	131	FV	0	0	3.039	254,900	254,900	254,900		10/22/2012
2012	131	FV	0	0	3.039	269,700	269,700	269,700	Year End	11/30/2011
2011	131	FV	0	0	3.039	291,500	291,500	291,500		9/14/2010
2010	131	FV	0	0	3.039	291,500	291,500	291,500	2010 Commitment	12/7/2009
2009	131	FV	0	0	21.64	866,300	866,300	866,300		10/20/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

Sign: _____ / /

Total AC/HA: 3.03851 Total SF/SM: 132358 Parcel LUC: 131 POTENTL Prime NB Desc: S3 Total: 269,619 Spl Credit: Total: 269,600

10 082 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

APPRaised: 271,200/ 271,200
USE VALUE: 271,200/ 271,200
ASSESSed: 0/ 0



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.3
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		LORETO DRIVE, BOXBOROUGH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
131	3.218			271,200	271,200	LOT 3	
Total Card		3.218		271,200	271,200	Entered Lot Size	
Total Parcel		3.218		271,200	271,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	131	FV		0	3.218	271,200	271,200	271,200	Year End Roll	12/12/2014
2014	131	FV		0	3.218	268,600	268,600	268,600	Year End Roll	1/22/2014
2013	131	FV		0	3.218	256,600	256,600	256,600		10/22/2012
2012	131	FV		0	3.218	271,600	271,600	271,600	Year End	11/30/2011
2011	131	FV		0	3.218	293,500	293,500	293,500		9/14/2010
2010	131	FV		0	3.218	293,500	293,500	293,500	2010 Commitment	12/7/2009
2009	131	FV		0	21.64	866,300	866,300	866,300		10/20/2008

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

NARRATIVE DESCRIPTION

This Parcel contains 3.218 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		60000		SQUARE FESITE			0	4.24	1.00	S3									254,520						254,500	
131	POTENTL		1.8407		ACRES EXCESS			0	9,090.	1.00	S3									16,732						16,700	

Total AC/HA: 3.21811 Total SF/SM: 140181 Parcel LUC: 131 POTENTL Prime NB Desc: S3 Total: 271,252 Spl Credit: Total: 271,200

10 078 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

APPAISED: 12,800/ 12,800
USE VALUE: 12,800/ 12,800
ASSESSED: 0/ 0

Total Card / Total Parcel
12,800/ 12,800
12,800/ 12,800
0/ 0



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.A
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!2508!
PRINT
Date Time
01/23/15 12:12:05
LAST REV
Date Time
08/25/14 11:49:32
apro
2508

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LORETO DRIVE, BOXBOROUGH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	1.405			12,800	12,800	PARCEL A	
Total Card				1.405	12,800	12,800	Entered Lot Size
Total Parcel				1.405	12,800	12,800	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV	0	0	1.405	12,800	12,800	12,800	Year End Roll	12/12/2014
2014	132	FV	0	0	1.405	12,600	12,600	12,600	Year End Roll	1/22/2014
2013	132	FV	0	0	1.405	12,600	12,600	12,600		10/22/2012
2012	132	FV	0	0	1.405	14,700	14,700	14,700	Year End	11/30/2011
2011	132	FV	0	0	1.405	15,500	15,500	15,500		9/14/2010
2010	132	FV	0	0	1.405	15,500	15,500	15,500	2010 Commitment	12/7/2009
2009	131	FV	0	0	21.64	866,300	866,300	866,300		10/20/2008

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION
This Parcel contains 1.405 ACRES of land mainly classified as UNDEV

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.40473		ACRES	EXCESS		0	9,090.	1.00	S3									12,769						12,800	

Total AC/HA: 1.40473 Total SF/SM: 61190 Parcel LUC: 132 UNDEV Prime NB Desc: S3 Total: 12,769 Spl Credit Total: 12,800

10 083 000
MAP LOT BLOCK

1 of 1
CARD

Boxborough

Total Card / Total Parcel
APPAISED: 45,800 / 45,800
USE VALUE: 45,800 / 45,800
ASSESSED: 0 / 0



USER DEFINED

Prior Id # 1:	11-5-241
Prior Id # 2:	37.C
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	5.035			45,800	45,800	PARCEL C	
Total Card				5.035	45,800	45,800	Entered Lot Size
Total Parcel				5.035	45,800	45,800	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	132	FV	0	0	5.035	45,800	45,800	45,800	Year End Roll	12/12/2014
2014	132	FV	0	0	5.035	45,300	45,300	45,300	Year End Roll	1/22/2014
2013	132	FV	0	0	5.035	45,300	45,300	45,300		10/22/2012
2012	132	FV	0	0	5.035	52,900	52,900	52,900	Year End	11/30/2011
2011	132	FV	0	0	5.035	55,400	55,400	55,400		9/14/2010
2010	132	FV	0	0	5.035	55,400	55,400	55,400	2010 Commitment	12/7/2009
2009	131	FV	0	0	21.64	866,300	866,300	866,300		10/20/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15075/388		6/23/1983	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/26/2009	FIELD REVIEW	538	WILL NASER
4/7/2003	PERMIT INT	999	COLLEEN W
1/1/1999			

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LORETO DRIVE, BOXBOROUGH

OWNERSHIP

Owner 1:	BIOTTI JOSEPH
Owner 2:	BIOTTI FRANCIS
Owner 3:	
Street 1:	99 MANDALAY RD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.035 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

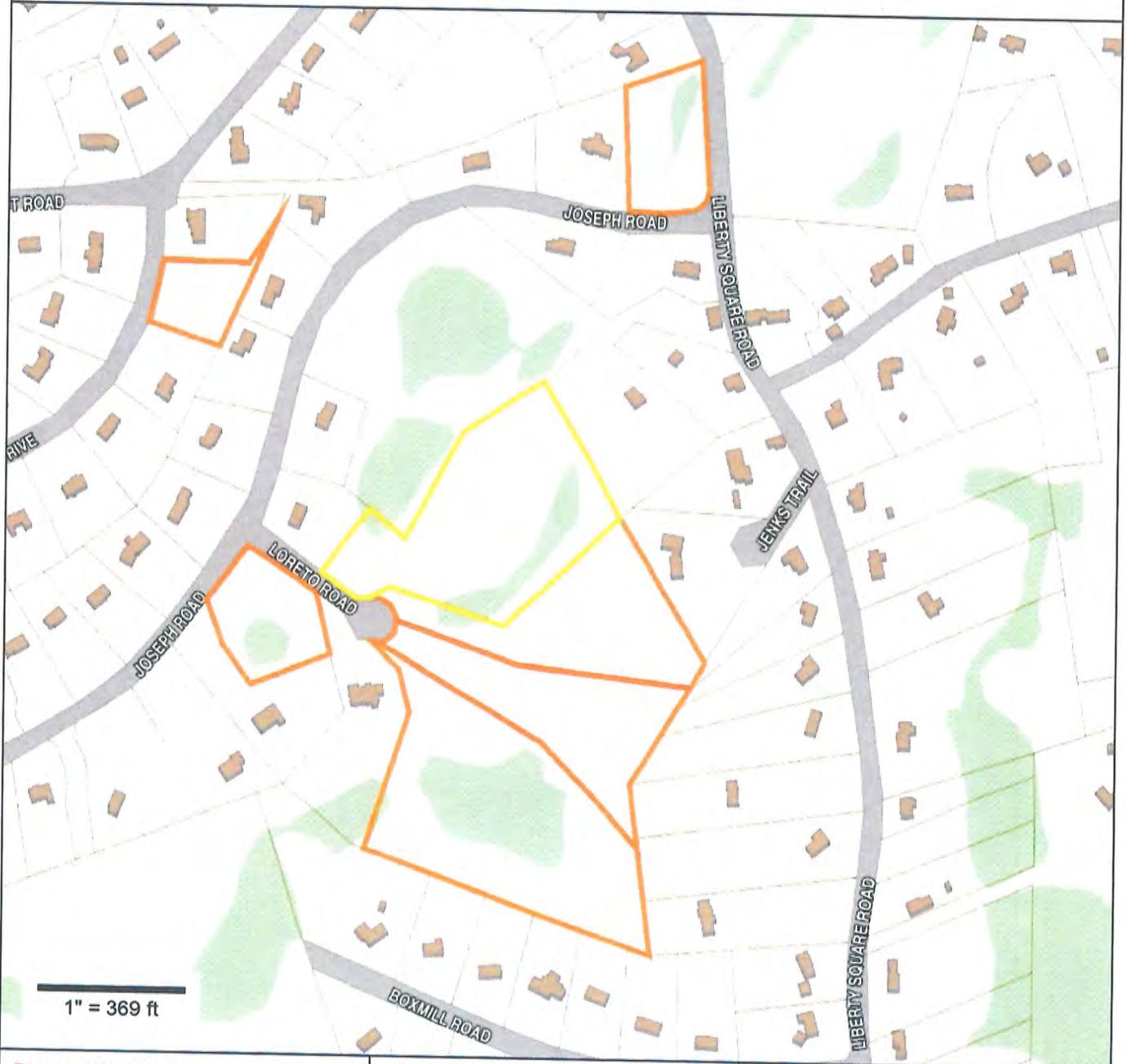
PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpl		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		5.0351		ACRES	EXCESS		0	9,090.	1.00	S3									45,769						45,800	

Total AC/HA: 5.03510 Total SF/SM: 219329 Parcel LUC: 132 UNDEV Prime NB Desc: S3 Total: 45,769 Spl Credit: Total: 45,800



Property Information
Property ID 11-5-241-37.C
Location 0 LORETO DR
Owner BIOTTI JOSEPH &



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



07 008 119
MAP LOT BLOCK

1 of 1 CONDO
CARD Boxborough

Total Card / Total Parcel
APPRaised: 79,000/ 79,000
USE VALUE: 79,000/ 79,000
ASSESSed: 0/ 0



PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		SWANSON ROAD, BOXBOROUGH

OWNERSHIP

Owner 1:	BANK OF AMERICA, N.A.
Owner 2:	
Owner 3:	
Street 1:	2161 PIEDMONT PARKWAY
Street 2:	BOA TRIAD CENTER
Twn/City:	GREENSBORO
St/Prov:	NC
Postal:	27410

PREVIOUS OWNER

Owner 1:	BURTON - DANIEL J
Owner 2:	-
Street 1:	P.O. BOX 60192
Twn/City:	FLORENCE
St/Prov:	MA
Postal:	01062

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1972, having primarily BRICK VNR Exterior and 747 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FESITE			0	0.	0.00	HR															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	79,000			79,000
Total Card		0.000	79,000		79,000
Total Parcel		0.000	79,000		79,000
Source:		Market Adj Cost	Total Value per SQ unit /Card: 105.76		/Parcel: 105.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	102	FV	79,000	0			79,000	79,000	Year End Roll	12/12/2014
2014	102	FV	80,600	0			80,600	80,600	Year End Roll	1/22/2014
2013	102	FV	81,800	0			81,800	81,800		10/22/2012
2012	102	FV	85,300	0			85,300	85,300	Year End	11/30/2011
2011	102	FV	88,700	0			88,700	88,700		9/14/2010
2010	102	FV	103,800	0			103,800	103,800	2010 Commitment	12/7/2009
2009	102	FV	122,900	0			122,900	122,900		10/20/2008
2008	102	FV	125,300	0			125,300	125,300	xc	12/7/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURTON,DANIEL J	50774-189		11/12/2007	FORCLOSURE	97,835	No	No		FORECLOSURE
GUAPPONE	31861/247		9/27/2000		97,000	No	No		

BUILDING PERMITS

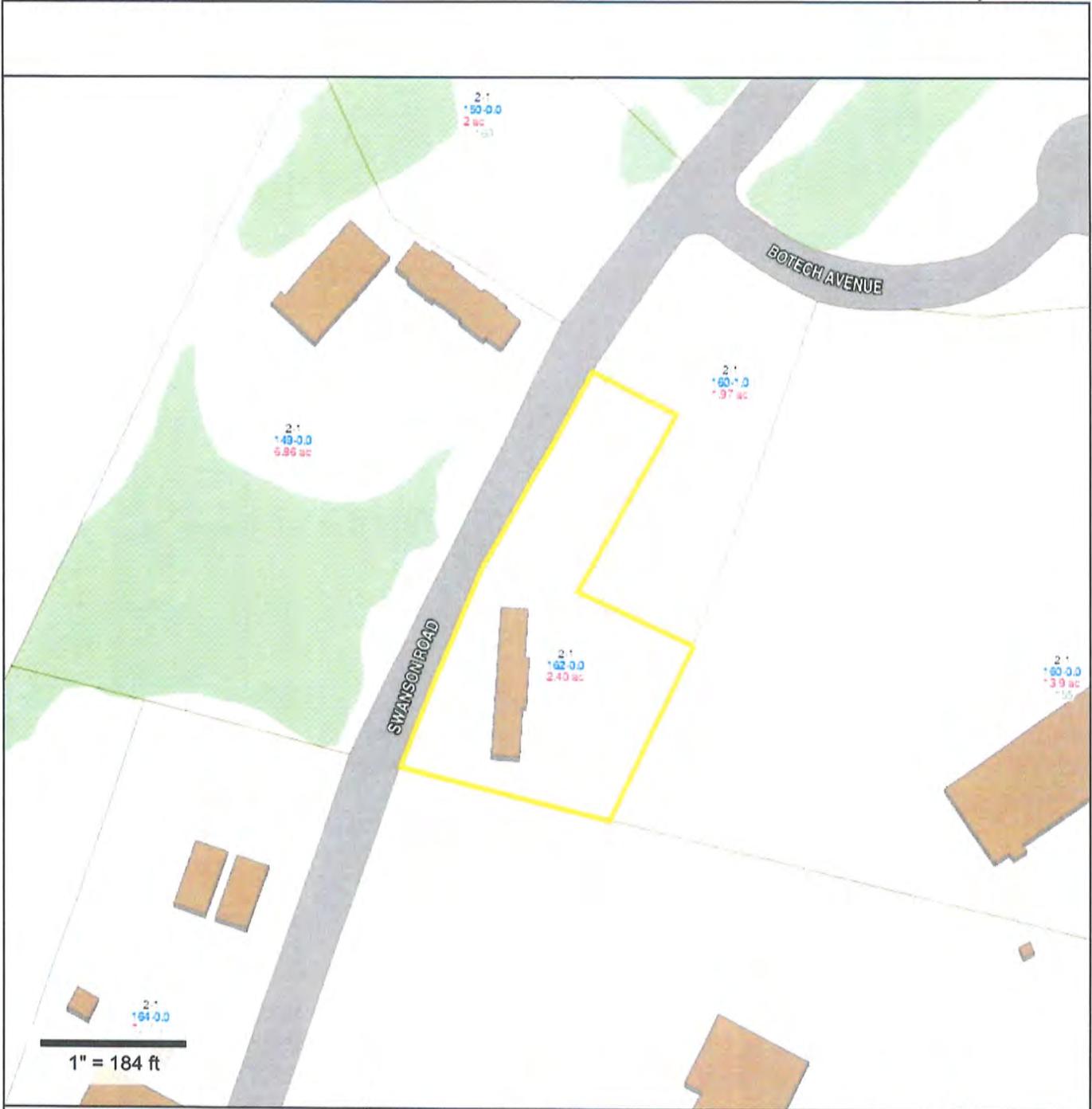
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/31/2002		999	COLLEEN W
1/1/1998			

Sign: _____ / /

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc HR Total: Spl Credit Total:



Property Information
Property ID 02-1-162-119.0
Location 95 SWANSON RD
Owner BANK OF AMERICA, N.A.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



04 MAP 012 LOT 000 BLOCK

1 of 1 CARD

Boxborough

APPAISED: 62,400/ Total Card / Total Parcel
 USE VALUE: 62,400/ 62,400
 ASSESSED: 0/ 0



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	04-3-168
Prior Id # 2:	0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!762!

PRINT

Date	Time
01/23/15	12:15:03

LAST REV

Date	Time
10/15/14	15:04:19
apro	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1096	REAR	HILL ROAD, BOXBOROUGH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
392	6.240			62,400	62,400		
Total Card		6.240		62,400	62,400	Entered Lot Size	
Total Parcel		6.240		62,400	62,400	Total Land: 6.24	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type: AC	

OWNERSHIP

Owner 1:	HILBERG HAROLD P
Owner 2:	
Owner 3:	
Street 1:	1098 HILL RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry
Postal:	01719

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	392	FV	0	6.24	62,400	62,400	62,400	62,400	Year End Roll	12/12/2014
2014	392	FV	0	6.24	62,400	62,400	62,400	62,400	Year End Roll	1/22/2014
2013	392	FV	0	6.24	62,400	62,400	62,400	62,400		10/22/2012
2012	392	FV	0	6.24	56,200	56,200	56,200	56,200	Year End	11/30/2011
2011	392	FV	0	6.24	61,800	61,800	61,800	61,800		9/14/2010
2010	392	FV	0	6.24	65,200	65,200	65,200	65,200	2010 Commitment	12/7/2009
2009	392	FV	0	6.24	68,600	68,600	68,600	68,600		10/20/2008
2008	392	FV	0	6.24	41,200	41,200	41,200	41,200	xc	12/7/2007

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEYES	22640/583		11/20/1992	PART INTERES	14,000	Yes	No		
	5896/484		12/28/1934	OTHER		No	No		

NARRATIVE DESCRIPTION
 This Parcel contains 6.24 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	C	C	100	water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
t				Gas:	2	LIGHT

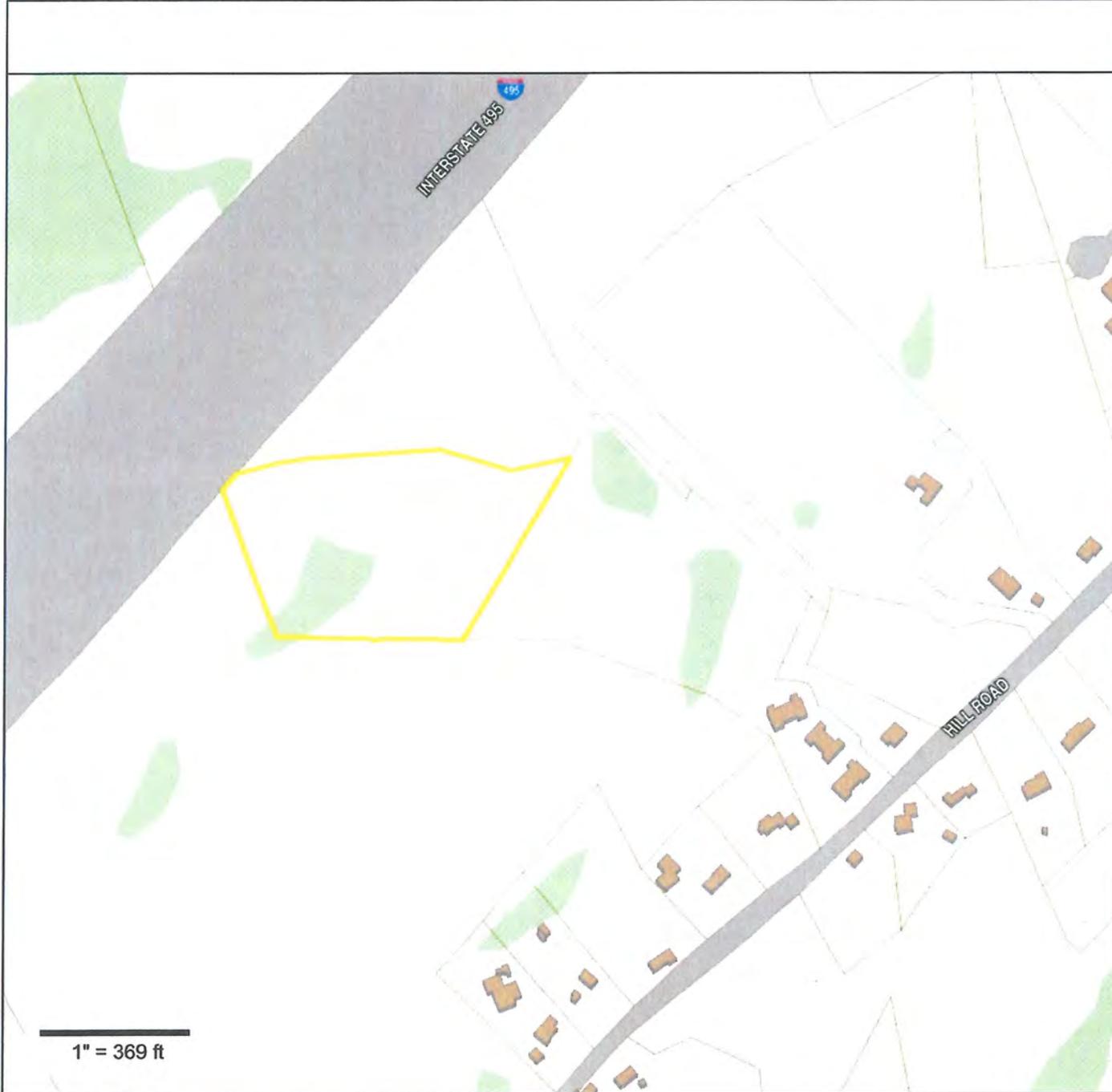
BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
392	UNDEV		6.24		ACRES	EXCESS		0	20,000.	0.50	C1			LANDLO	-50					62,400						62,400	EXCESS LAND TO RES

Total AC/HA:	6.24000	Total SF/SM:	271814	Parcel LUC:	392 UNDEV	Prime NB Desc:	C1	Total:	62,400	Spl Credit:		Total:	62,400
--------------	---------	--------------	--------	-------------	-----------	----------------	----	--------	--------	-------------	--	--------	--------



Property Information

Property ID 04-3-168-0.0
Location 0 HILL RD
Owner HILBERG HAROLD P



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



12 MAP 010 LOT 112 BLOCK

1 of 1 CONDO CARD Boxborough

APPRaised: 79,400/ 79,400
 USE VALUE: 79,400/ 79,400
 ASSESSED: 0/ 0

Total Card / Total Parcel



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	01-1-135
Prior Id # 2:	26.A
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	79,400			79,400
Total Card		0.000	79,400		79,400
Total Parcel		0.000	79,400		79,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 98.88		/Parcel: 98.88	

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land: 0	
Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	102	FV	79,400	0			79,400	79,400	Year End Roll	12/12/2014
2014	102	FV	89,400	0			89,400	89,400	Year End Roll	1/22/2014
2013	102	FV	90,700	0			90,700	90,700		10/22/2012
2012	102	FV	91,000	0			91,000	91,000	Year End	11/30/2011
2011	102	FV	98,000	0			98,000	98,000		9/14/2010
2010	102	FV	100,600	0			100,600	100,600	2010 Commitment	12/7/2009
2009	102	FV	122,600	0			122,600	122,600		10/20/2008
2008	102	FV	124,500	0			124,500	124,500	xc	12/7/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLINTON SAVINGS	21908/360		4/2/1992	FORCLOSURE	34,000	No	No		
WHITE	20143/242		10/18/1989	FORCLOSURE	65,000	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____ / /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		CODMAN HILL ROAD, BOXBOROUGH

OWNERSHIP

Owner 1:	GRAVES D. RUSSELL
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 722
Street 2:	
Twn/City:	DRACUT
St/Prov:	MA
Postal:	01826

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1975, having primarily BRICK VENTR Exterior and 803 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	9	ART WL
o				Sewer	A	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	PT	PAVED TW
l				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FESITE			0	0.	0.00	CD																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102 CONDO	Prime NB Desc:	CD	Total:		Spl Credit:		Total:	
--------------	---------	--------------	---	-------------	-----------	----------------	----	--------	--	-------------	--	--------	--



Property Information
Property ID 01-1-135-26.A
Location 276 CODMAN HILL RD
Owner GRAVES RUSSELL D.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



4a111 (2 of 2)

**Town of Boxborough
Foreclosed Accounts
As of February 9th, 2015**

Owner, [Former Owner] M/P/L	Property Address	Tax Balance	Legal Court	"Cost" To Acquire	Assessed Value	Comments
Town of Boxborough [Hemphill Drilling & Blasting] 01/1/103/0.0 2/12/2013	381 Codman Hill Road	\$ 24,690.52	\$ 2,386.63	\$ 27,077.15	\$ 232,200.00	Vacant 3.34 acre parcel with approx. 240 feet of frontage and located within the Industrial-Commercial zoning district.
Town of Boxborough [OHC Development LLC] 11/6/006/0.0 2/12/2013	49 Massachusetts Ave	\$ 26,070.79	\$ 2,153.96	\$ 28,224.75	\$ 37,900.00	Vacant 4.09 acre parcel containing substantial frontage on both Mass Ave & Applewood Drive. Located in the Agricultural - Residential zoning district. Significant wetlands exist.
Town of Boxborough [Picnic St. Trust] 07/3/127 07/3/128 07/5/232 7/17/1997	420 Middle Road 414 Middle Road 405 Middle Road	\$ 90,922.45	\$ 3,455.50	\$ 94,377.95	\$ 1,026,100.00	Abuts Steel Farm & the Community Gardens Abuts Steel Farm & the Community Gardens Abuts Steel Farm & the Community Gardens
Town of Boxborough [R. Adams] 3/3/160 9/18/2003	71A Whitcomb Road	\$ 306.06	\$ 1,588.26	\$ 1,894.32	\$ 900.00	Small piece of land split during construction of Rt 495
Town of Boxborough [R. Adams] 3/1/194 6/13/2003	300 Rear Beaver Brook Road	\$ 218.97	\$ 988.26	\$ 1,207.23	\$ 200.00	Small piece of land split during construction of Rt 495
Town of Boxborough [M. Davis] 5/2/190 8/14/2004	95 Rear Hager Lane	\$ 12,051.07	\$ 2,467.80	\$ 14,518.87	\$ 36,800.00	Land locked and very wet. Potential auction - if reserve not met then transfer to ConsComm
Town of Boxborough [J. Moody] 8/6/147 11/13/2003	190 Davidson Road	\$ 40,760.52	\$ 1,278.84	\$ 42,039.36	\$ 11,800.00	May be of interest to abutters and worthy of auction. If reserve not met then transfer to ConsComm.
Town of Boxborough [A. Porazzo] 11/4/287 11/26/2003	84 Massachusetts Ave	\$ 27,138.25	\$ 1,615.00	\$ 28,753.25	\$ 5,900.00	Wet lands. Only of interest to an abutter
Town of Boxborough [Owner Unknown] 11/6/346.2 4/21/2006	354 Rear Sargent Road	\$ 1,325.78	\$ 1,639.49	\$ 2,965.27	\$ 28,400.00	Landlocked. Could be developed with the abutting parcel. Auction and if reserve not met transfer to ConsComm
Town of Boxborough [Kelleher] 7/5/252 6/7/2006	572 Depot Road	\$ 43,617.36	\$ 2,415.94	\$ 46,033.30	\$ 215,100.00	May be of interest to abutters and worthy of auction. If reserve not met then transfer to ConsComm.
Town of Boxborough [C & S Development] 7/5/158 1/5/2009	150 Tokatawan Spring Lane	\$ 308.39	\$ 3,555.92	\$ 3,864.31	\$ 1,600.00	Has never been officially deeded to the Town but Creighton Hammill passed away before doing so.
Town of Boxborough [Reed Farm] 11/6/501 11/6/502 11/6/546 11/6/547 11/6/550 11/6/551 08/6/148 6/5/2009	40 Reed Farm Road 213 Liberty Square Road 67 Reed Farm Road 51 Reed Farm Road 241 Reed Farm Road 117 Liberty Square Road 38 Nashoba Drive	\$ 1,279.20 \$ 427.22 \$ 2,628.30 \$ 3,266.07 \$ 3,170.73 \$ 1,379.34 \$ 324.02	\$ 1,046.12 \$ 1,046.12 \$ 1,046.12 \$ 1,046.12 \$ 1,298.40 \$ 1,298.40 \$ 1,298.40	\$ 2,325.32 \$ 1,473.34 \$ 3,674.42 \$ 4,312.19 \$ 4,469.13 \$ 2,677.74 \$ 1,622.42	\$ 14,100.00 \$ 3,400.00 \$ 31,300.00 \$ 39,500.00 \$ 38,300.00 \$ 16,400.00 \$ 1,900.00	Many of these Reed Farm parcels are very wet however there may be the potential of a buildable lot amongst them. Tiny parcel on it's own - transfer to ConsComm
Town of Boxborough [Wetherbee] 1/2/104 8/20/2009	1499 Hazard Lane	\$ 13,957.72	\$ 3,580.07	\$ 17,537.79	\$ 16,200.00	Under water, part of the Water Management for the Delaney Project in Stow.
		\$ 293,842.76	\$ 35,205.35	\$ 329,048.11	\$ 1,758,000.00	

PROPERTY LOCATION MAP 12 LOT 020 BLOCK 000

No	Alt No	Direction/Street/City
381		CODMAN HILL ROAD, BOXBOROUGH

OWNERSHIP

Unit #: _____

Owner 1: BOXBOROUGH TOWN OF

Street 1: 29 MIDDLE RD

Twn/City: BOXBOROUGH

SI/Prov: MA Cntry Own Occ:

Postal: 01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	C	C	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt: _____

CONDO INFORMATION

Location: _____

Ttl Units: _____

Floor: _____

% Own: _____

Name: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	3.340			232,200	232,200
Total Card	3.340			232,200	232,200
Total Parcel	3.340			232,200	232,200

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			3.34	232,200	232,200	232,200
2014	930			3.34	232,200	232,200	232,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
	13826/640		10/30/1979	OTHER	40,000	Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: _____ Total Special Features: _____ Total: _____

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		80000		SQUARE FESITE			0	3.3	0.80	C2			TOPO	-20					211,200						211,200	
930	MUN/VAC/SE		1.5035		ACRES EXCESS			0	20,000.	0.70	C2			TOPO	-30					21,049						21,000	

Total AC/HA: 3.34005 Total SF/SM: 145493 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: C2 Total: 232,249 Spl Credit: _____ Total: 232,200 More: Y

EXTERIOR INFORMATION

Type: _____

Sty Ht: _____

(Liv) Units: _____ Total: _____

Foundation: _____

Frame: _____

Prime Wall: _____

Sec Wall: _____ %

Roof Struct: _____

Roof Cover: _____

Color: _____

View /Desir: _____

GENERAL INFORMATION

Grade: _____

Year Blt: _____ Eff Yr Blt: _____

Alt LUC: _____ Alt %: _____

Jurisdic: _____ Fact: _____

Const Mod: _____

Lump Sum Adj: _____

Boxborough

ParcelID

12-020-000

Pat Acct

4

OTHER FEATURES

Kits: _____ Rating: _____

A Kits: _____ Rating: _____

Frpl: _____ Rating: _____

WSFlue: _____ Rating: _____

REMODELING

Exterior: _____

Interior: _____

Additions: _____

Kitchen: _____

Baths: _____

Plumbing: _____

Electric: _____

Heating: _____

General: _____

INTERIOR INFORMATION

Avg HU/FL: _____

Prim Int Wal: _____

Sec Int Wal: _____ %

Partition: _____

Prim Floors: _____

Sec Floors: _____ %

Bsmnt Flr: _____

Bsmnt Gar: _____

Electric: _____

Insulation: _____

Int vs Ext: _____

Heat Fuel: _____

Heat Type: _____

Heat Sys: _____

% Heated: _____ % AC: _____

Solar HW: _____ Central Vac: _____

% Com Wal: _____ % Sprinkled: _____

BATH FEATURES

Full Bath: _____ Rating: _____

A Bath: _____ Rating: _____

3/4 Bath: _____ Rating: _____

A 3QBth: _____ Rating: _____

1/2 Bath: _____ Rating: _____

A HBth: _____ Rating: _____

OthrFix: _____ Rating: _____

Print Date/Time

01/23/15 12:26:09

TAX DISTRICT _____

BUILDING PERMITS CARD 1 of 1

TOTAL ASSESSED: _____

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: _____ Total: _____

Size Ad _____ Gross Area _____ FinArea _____

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

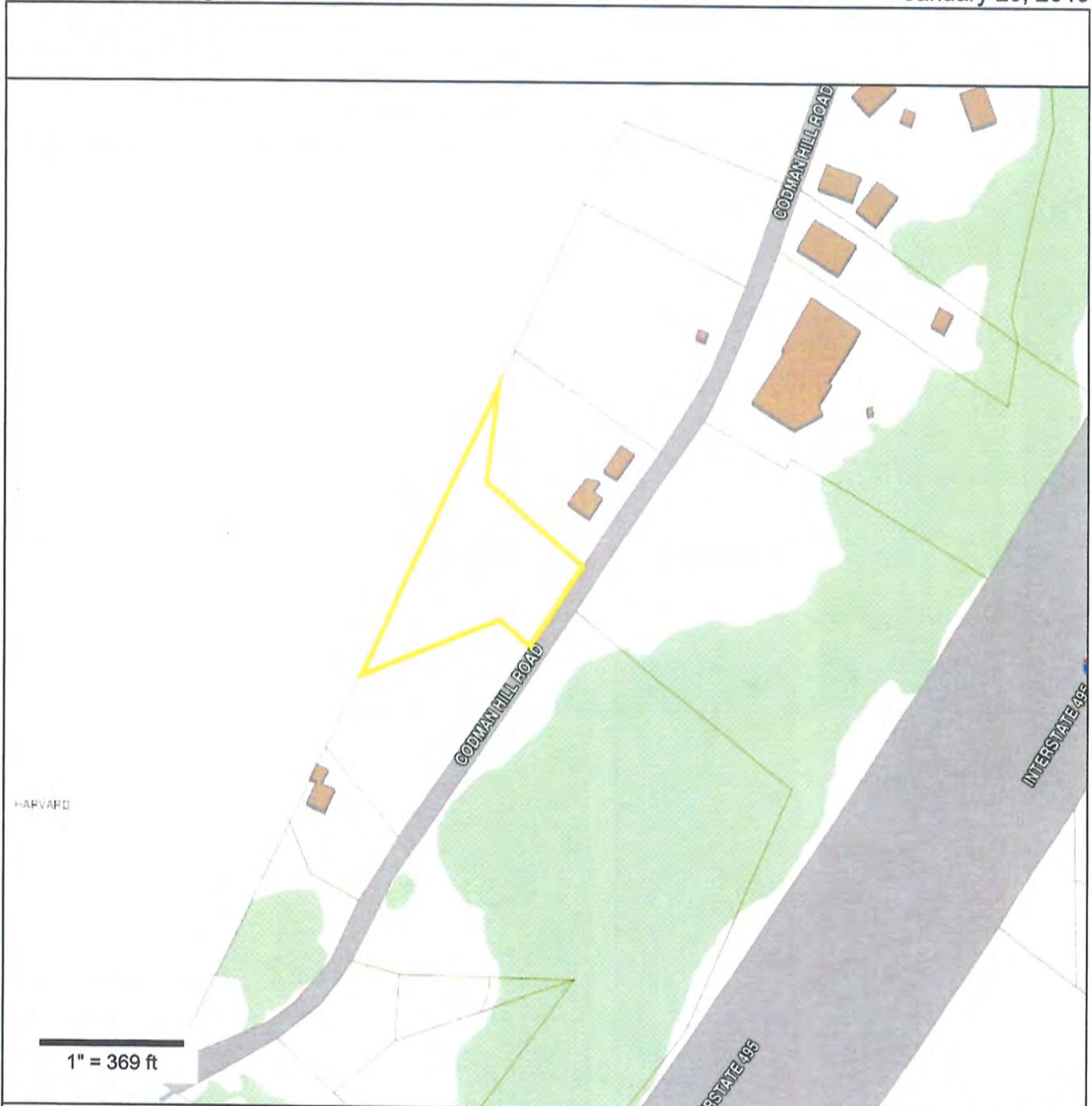
RES BREAKDOWN

No	Unit	RMS	BRS	FL	Sub Area	% Area	% Usbl	Descr	% Type	Qu	# Ten

COMMENTS

Tax taking dated 10/28/2010; Judgment in Tax Lien Case entered 3/21/2013.

Legal Description



Property Information

Property ID 01-1-103-0.0
Location 0 CODMAN HILL RD
Owner HEMPHILL DRILLING & BLAST



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 15 LOT 069 BLOCK 000

No	Alt No	Direction/Street/City
49		MASSACHUSETTS AVENUE, BOXBO

OWNERSHIP		Unit #:
Owner 1:	BOXBOROUGH TOWN OF	
Street 1:	29 MIDDLE RD	
Twn/City:	BOXBOROUGH	
SI/Prov:	MA	Cntry: Own Occ:
Postal:	01719	Type:

ACTIVITY INFORMATION			
Date	Result	By	Name
1/1/2000		REB	R BALL

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
				Sewer	A	SEPTIC
				Electri		
Exmpt:						

CONDO INFORMATION		DEPRECIATION	
Location:	Phys Cond:		0.00%
Ttl Units:	Functional:		%
Floor:	Economic:		%
% Own:	Special:		%
Name:	Override:		%
IN PROCESS APPRAISAL SUMMARY		Total:	0%

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	4.090			37,900	37,900

Total Card	4.090			37,900	37,900
Total Parcel	4.090			37,900	37,900

Source:	Market Adj Cost	Total Assmnt per SQ unit /Card:	N/A	/Parcel:	N/A
---------	-----------------	---------------------------------	-----	----------	-----

PREVIOUS ASSESSMENT						
Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value
2015	930			4.09	37,900	37,900
2014	930			4.09	36,800	36,800

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
GREENFIELD CORP	32816/423		5/7/2001	PORTION/ASSI	950,000	Yes	No		
A	15316/45		1/1/2001	OTHER		1	Yes	No	

SPEC FEATURES/YARD ITEMS														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa
More: N		Total Yard Items:			Total Special Features:					Total:				

LAND SECTION																													
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes		
930	MUN/VAC/SE			4.09	ACRES	EXCESS		0	9,270.	1.00	R2									37,914						37,900			
Total AC/HA:		4.09000		Total SF/SM:		178160		Parcel LUC:		930		MUN/VAC/SELE		Prime NB Desc:		R2		Total:		37,914		Spl Credit:		Total:		37,900		More: Y	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

EXTERIOR INFORMATION	
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

GENERAL INFORMATION	
Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES	
Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1						TOTAL ASSESSED:			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	

Code	Description	Area - SQ	Rate - AV	Undepr Value
------	-------------	-----------	-----------	--------------

SUB AREA					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
Net Sketched Area:		Total:			
Size Ad	Gross Area	FinArea			
RES BREAKDOWN				SUB AREA DETAIL	
No Unit	RMS	BRS	FL	Sub % Area Usbl	% Descr Type Qu Ten

COMMENTS															Legal Description				
TAX TAKING DATED 10/28/2010; JUDGMENT ENTERED 3/18/2013. NEW FY 2001 - CREATED OUT OF 11.6-267.1; may be unbuildable;															LOT 6				

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

Property Information

Property ID 11-6-006-0.0
Location 0 MASS AV

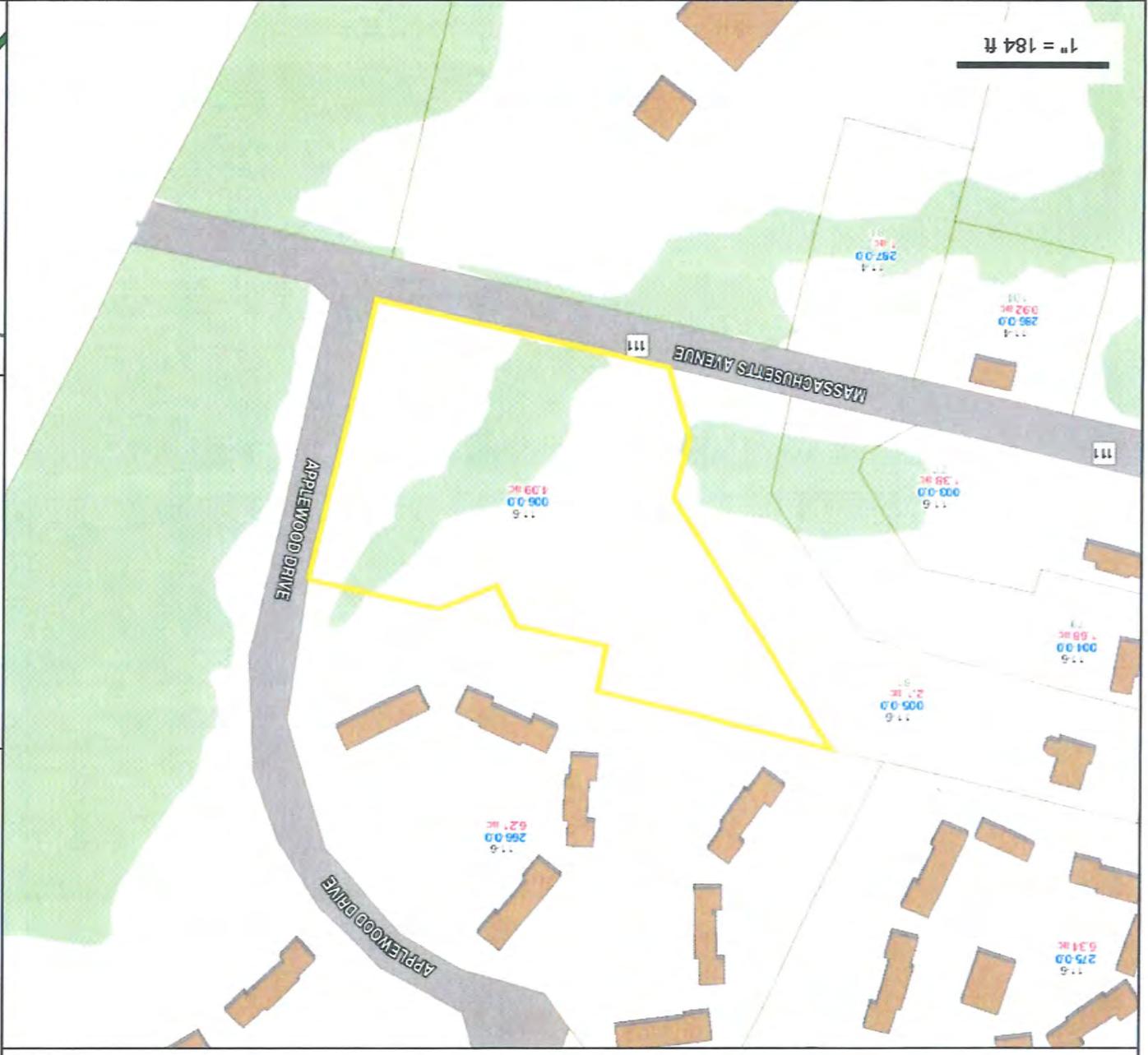
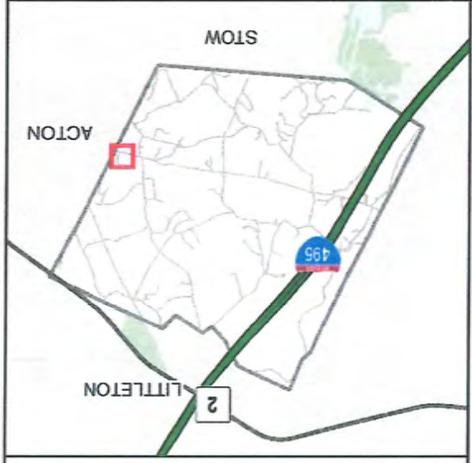
Owner OHC DEVELOPMENT LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 09 LOT 038 BLOCK 000

!1173!

No 420 Alt No Direction/Street/City MIDDLE ROAD, BOXBOROUGH
 Unit #:
 Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 TwN/City: BOXBOROUGH
 St/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION
 Type:
 Sty Ht:
 (Liv) Units: Total:
 Foundation:
 Frame:
 Prime Wall:
 Sec Wall: %
 Roof Struct:
 Roof Cover:
 Color:
 View /Desir:

INTERIOR INFORMATION
 Avg HI/FL:
 Prim Int Wal:
 Sec Int Wall: %
 Partition:
 Prim Floors:
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type:

TAX DISTRICT

ACTIVITY INFORMATION
 Date Result By Name
 1/1/1998

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
				Sewe	A	SEPTIC
				Electri		

Exmpt:

GENERAL INFORMATION
 Grade:
 Year Blt: Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

Heat Sys: % Heated: % AC:
 Solar HW: Central Vac:
 % Com Wal % Sprinkled

CONDO INFORMATION

Location:	Phys Cond:	0.00%
Til Units:	Functional:	%
Floor:	Economic:	%
% Own:	Special:	%
Name:	Override:	%

DEPRECIATION
 Total: 0%

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	16.770			352,800	352,800
Total Card	16.770			352,800	352,800
Total Parcel	16.770			352,800	352,800

OTHER FEATURES
 Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			16.77	352,800	352,800	352,800
2014	930			16.77	342,500	342,500	342,500

Print Date/Time
 01/23/15 12:25:01

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	% Descr	% Type	Qu	# Ten

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/69		7/9/1997	INVOLVED GO		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

COMMENTS
 MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 69 LANDCOURT.

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		60000		SQUARE FESITE			0	3.5	1.00	R3									210,120						210,100	
930	MUN/VAC/SE		15.3926		ACRES EXCESS			0	9,270.	1.00	R3									142,689						142,700	

Total AC/HA: 16.77001 Total SF/SM: 730502 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc R3 Total: 352,809 Spl Credit: Total: 352,800 More: Y

PROPERTY LOCATION MAP 09 LOT 039 BLOCK 000

11174!

No Alt No Direction/Street/City
 414 MIDDLE ROAD, BOXBOROUGH

Unit #:

Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 S/Prov: MA Cntry: Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION

Type:
 Sty Ht:
 (Liv) Units: Total:
 Foundation:
 Frame:
 Prime Wall:
 Sec Wall: %
 Roof Struct:
 Roof Cover:
 Color:
 View /Desir:

INTERIOR INFORMATION

Avg Ht/FL:
 Prim Int Wal:
 Sec Int Wal: %
 Partition:
 Prim Floors:
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type:
 # Heat Sys:
 % Heated: % AC:
 Solar HW: Central Vac:
 % Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION

Date Result By Name
 1/1/1998

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

GENERAL INFORMATION

Grade:
 Year Bilt: Eff Yr Bilt:
 All LUC: All %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

CONDO INFORMATION

Location: Phys Cond: 0.00 %
 Ttl Units: Functional: %
 Floor: Economic: %
 % Own: Special: %
 Name: Override: %

DEPRECIATION

Boxborough
 ParcelID
 09-039-000
 Pat Acct
 1174

BATH FEATURES

Full Bath: Rating:
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: Rating:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	7.950			254,000	254,000
Total Card	7.950			254,000	254,000
Total Parcel	7.950			254,000	254,000

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:
 Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			7.95	254,000	254,000	254,000
2014	930			7.95	246,600	246,600	246,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/68		7/9/1997	INVOLVED GO		Yes	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		60000		SQUARE FESITE			0	3.5	1.00	R3									210,120						210,100	
930	MUN/VAC/SE			3.95	ACRES EXCESS			0	9,270.	1.00	R3									36,617						36,600	
930	MUN/VAC/SE			2.6226	ACRES WET		0.3	0	9,270.	0.30	R3									7,293						7,300	

Total AC/HA: 7.95001 Total SF/SM: 346302 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: R3 Total: 254,030 Spl Credit: Total: 254,000 More: Y

COMMENTS

MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 68 LANDCOURT.

Legal Description

PROPERTY LOCATION MAP 09 LOT 084 BLOCK 000

!1311!

No 405 Alt No MIDDLE ROAD, BOXBOROUGH
 Direction/Street/City
 Unit #:
 Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 SU/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION
 Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

INTERIOR INFORMATION
 Avg H/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: Solar HW: Central Vac: % Com Wal: % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
 Date 1/1/1998 Result By Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
0				Electri		

Exmpt:

GENERAL INFORMATION
 Grade: Year Blt: Eff Yr Blt: Alt LUC: All %: Jurisdic: Fact: Const Mod: Lump Sum Adj:

CONDO INFORMATION
 Location: Ttl Units: Floor: % Own: Name: Phys Cond: Functional: Economic: Special: Override: Total: 0%

BATH FEATURES
 Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: OthrFix: Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.930			199,900	199,900
Total Card	0.930			199,900	199,900
Total Parcel	0.930			199,900	199,900

OTHER FEATURES
 Kits: Rating: A Kits: Rating: Frpl: Rating: WSFfue: Rating:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total: Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.93	199,900	199,900	199,900
2014	930			.93	194,100	194,100	194,100

REMODELING
 Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
PICNIC STREET T	27464/70		7/9/1997	INVOLVED GO		No	No		

RES BREAKDOWN

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	% Descrp	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

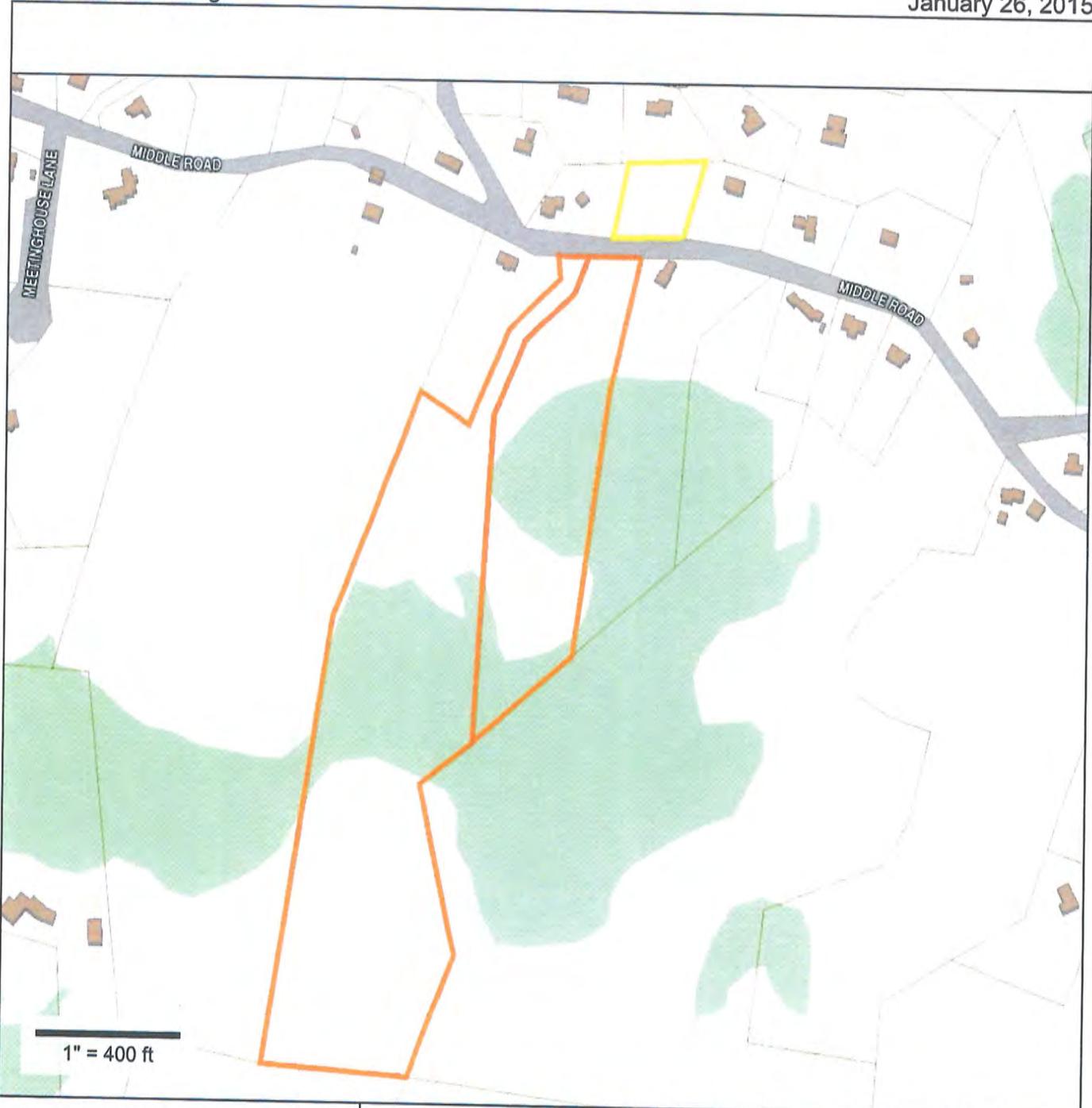
COMMENTS
 MUNICIPAL. FROM PICNIC STREET TRUST. TAX TAKING 5/15/97 RECORDED 7/9/97. BK 27464 PG 70 LANDCOURT.

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		40510		SQUARE FESITE			0	3.5	1.41	R3									199,882						199,900	

Total AC/HA: 0.92998 Total SF/SM: 40510 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: R3 Total: 199,882 Spl Credit: Total: 199,900 More: Y



Property Information
Property ID 07-5-232-0.0
Location 405 MIDDLE RD
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



No 71A All No WHITCOMB ROAD, BOXBOROUGH
 Direction/Street/City
 Unit #:
 OWNERSHIP
 Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 St/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION
 Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

INTERIOR INFORMATION
 Avg Ht/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
 Date Result By Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt: Const Mod: Lump Sum Adj:

GENERAL INFORMATION
 Grade: Year Bilt: Eff Yr Bilt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

CONDO INFORMATION

Location:	Phys Cond:	0.00%
Ttl Units:	Functional:	%
Floor:	Economic:	%
% Own:	Special:	%
Name:	Override:	%

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.080			700	700
Total Card	0.080			700	700
Total Parcel	0.080			700	700

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

OTHER FEATURES
 Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

Print Date/Time: 01/23/15 12:26:52

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.08	700	700	700
2014	930			.08	700	700	700

REMODELING
 Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total: Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
ADAMS, RUTH,	41359-134		11/4/2003	INVOLVED GO		Yes	No		
	9867/231		8/11/1961	OTHER		No	No		

RES BREAKDOWN SUB AREA DETAIL

No Unit	RMS	BRS	FL	Sub Area	% Usbl	Descr	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value	

COMMENTS
 TAX TITLE 9-18-03 RECORDED 11/4/03. Bk 41359 Pg 134 LANDCOURT.

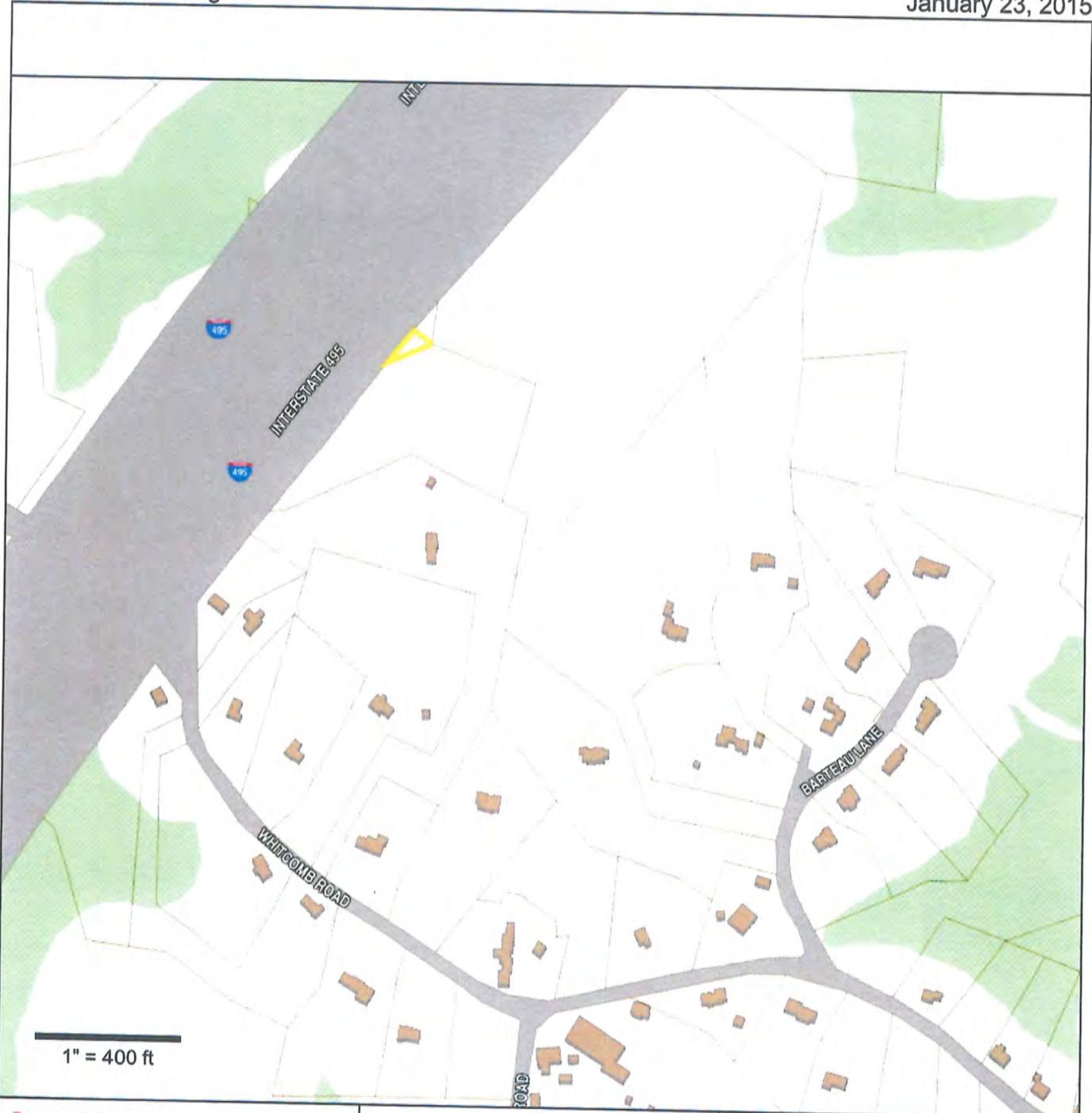
Legal Description

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		0.08		ACRES	EXCESS		0	9,180.	1.00	S2									734						700	

Total AC/HA: 0.08000 Total SF/SM: 3485 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: S2 Total: 734 Spl Credit: Total: 700 More: Y



Property Information
Property ID 03-3-160-0.0
Location 0 RT 495
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



08 MAP 005 LOT 000 BLOCK

1 of 1 CARD

Boxborough

APPAISED: 200/ 200/ 0/ Total Card / Total Parcel
 USE VALUE: 200/ 200/ 0/ Total Card / Total Parcel
 ASSESSED: 0/ 0/ 0/ Total Card / Total Parcel

PROPERTY LOCATION

No	Alt No	Direction/Street/City
300	REAR	BEAVER BROOK ROAD, BOXBOROU

OWNERSHIP

Owner 1:	BOXBOROUGH TOWN OF
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	29 MIDDLE RD
Street 2:	
Twn/City:	BOXBOROUGH
SV/Prov:	MA Cntry
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	ADAMS, RUTH -
Owner 2:	
Street 1:	3 LARCH RD
Twn/City:	ACTON
SV/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This Parcel contains .01 ACRES of land mainly classified as
 MUN/VAC/SELE
 JUDGM

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	OP	OP	100	water	9	ART WL
				Sewer	A	SEPTIC
				Electri		
				Exmpt		
				Topo		
				Street	PT	PAVED TW
				Gas:	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	MUN/VAC/SE		0.01		ACRES	EXCESS		0	20,000.	1.00	C2						200						200	tax title taking 6

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
930	0.010			200	200		
Total Card		0.010		200	200	Entered Lot Size	
Total Parcel		0.010		200	200	Total Land: 0.01	
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	930	FV		0	.01	200	200	200	Year End Roll	12/12/2014
2014	930	FV		0	.01	200	200	200	Year End Roll	1/22/2014
2013	930	FV		0	.01	200	200	200		10/22/2012
2012	903	FV		0	.01	200	200	200	Year End	11/30/2011
2011	903	FV		0	.01	200	200	200		9/14/2010
2010	903	FV		0	.01	200	200	200	2010 Commitment	12/7/2009
2009	903	FV		0	.01	200	200	200		10/20/2008
2008	903	FV		0	.01	200	200	200	xc	12/7/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	TAX TAKING	Notes
ADAMS, RUTH,	40448-309		8/13/2003	INVOLVED GOV		Yes	No		12/28/2000	
	9867/231		8/11/1961	OTHER		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____ / /

Total AC/HA: 0.01000 Total SF/SM: 436 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: C2 Total: 200 Spl Credit: Total: 200



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	03-1-194
Prior Id # 2:	0
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

1624!

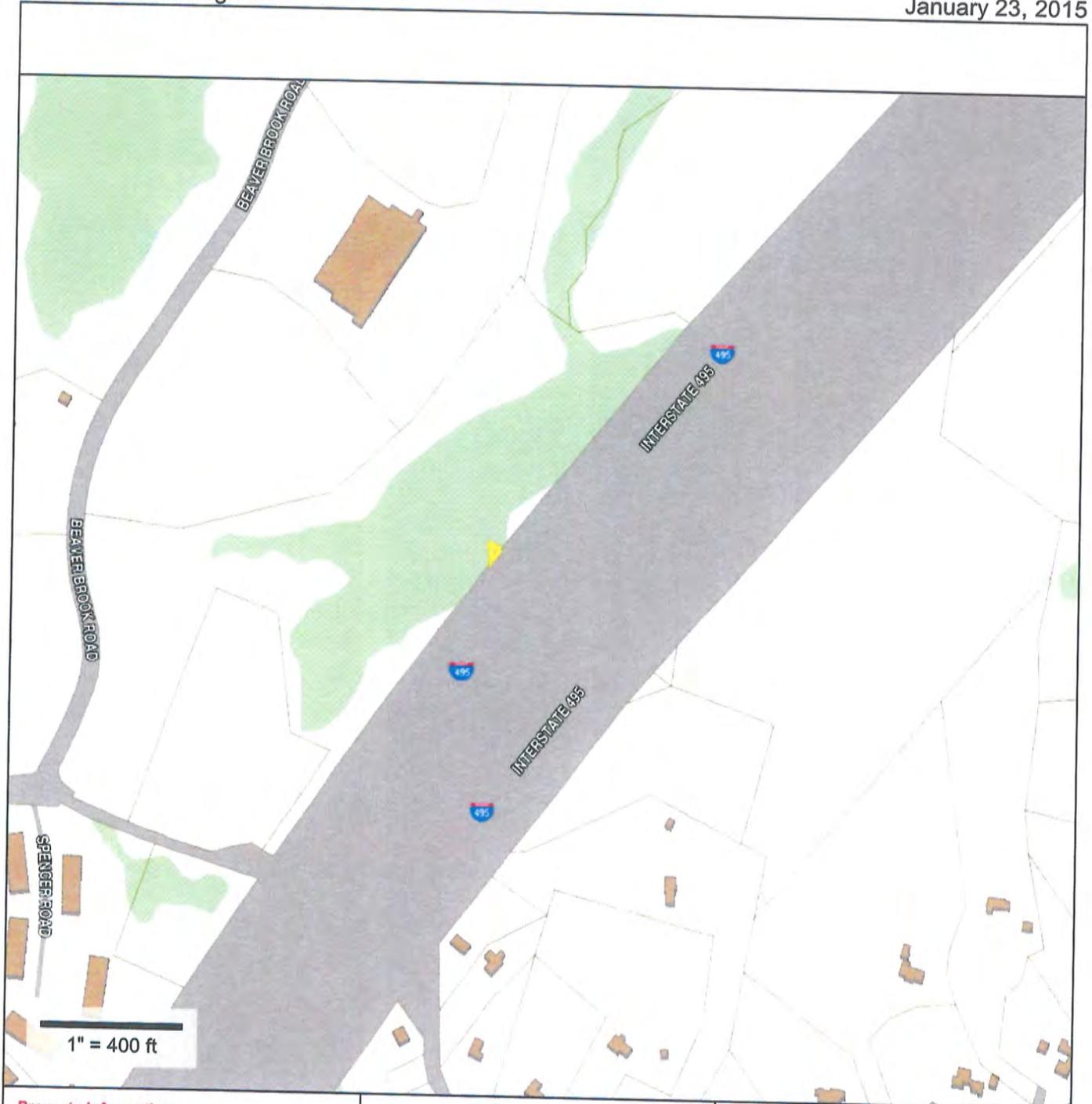
Date	Time
01/26/15	08:46:48

Date	Time
08/26/14	12:16:44

apro 624

PRINT

LAST REV



Property Information

Property ID 03-1-194-0.0
 Location 0 RT 495
 Owner BOXBOROUGH, TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 19 LOT 008 BLOCK 000

1917!

No Alt No Direction/Street/City
95 REAR HAGER LANE, BOXBOROUGH

OWNERSHIP Unit #:
Owner 1: BOXBOROUGH TOWN OF
Street 1: 29 MIDDLE RD
Twn/City: BOXBOROUGH
SI/Prov: MA Cntry Own Occ:
Postal: 01719 Type:

ACTIVITY INFORMATION
Date Result By Name
4/7/2003 PERMIT INT 999 COLLEEN W

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

CONDO INFORMATION DEPRECIATION
Location: Phys Cond: 0.00%
Ttl Units: Functional: %
Floor: Economic: %
% Own: Special: %
Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	5.230			29,000	29,000
Total Card	5.230			29,000	29,000
Total Parcel	5.230			29,000	29,000

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			5.23	29,000	29,000	29,000
2014	930			5.23	28,200	28,200	28,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
DAVIS, MARY ELI	43685-458		9/9/2004	INVOLVED GO		1	No	No	
	11486/158		4/2/1968	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
More: N	Total Yard Items:																	
	Total Special Features:																	

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		2.23		ACRES	EXCESS		0	9,270.	1.00	R3									20,672						20,700	TAX TITLE TAKING
930	MUN/VAC/SE		3		ACRES	WET	0.3	0	9,270.	0.30	R3									8,343						8,300	

Total AC/HA: 5.23000 Total SF/SM: 227819 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: R3

EXTERIOR INFORMATION
Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

GENERAL INFORMATION
Grade: Year Blt: All LUC: Jurisdic: Const Mod: Lump Sum Adj:

Boxborough ParcelID 19-008-000 Pat Acct 917

OTHER FEATURES
Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

REMODELING
Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

INTERIOR INFORMATION
Avg H/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: Solar HW: Central Vac: % Com Wal: % Sprinkled

BATH FEATURES
Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: OthrFix: Rating:

Print Date/Time 01/23/15 12:29:21

RES BREAKDOWN
No Unit RMS BRS FL Sub % Area Usbl Descr % Type Qu #

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

NET SKETCHED AREA: Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

COMMENTS
TAX TITLE 8/4/04 RECORDED 9/9/04.
BK 43685 PG 458 LANDCOURT.

Legal Description

Total:	29,015	Spl Credit:	Total:	29,000	More: Y
--------	--------	-------------	--------	--------	---------



Property Information
Property ID 05-2-190-0.0
Location 0 MORSE LN
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



1" = 450 ft

PROPERTY LOCATION MAP 05 LOT 024 BLOCK 000

11597!

No 190 Alt No Direction/Street/City DAVIDSON ROAD, BOXBOROUGH
 Unit #:
 Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 St/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION
 Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

INTERIOR INFORMATION
 Avg HU/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
 Date 1/1/1994 Result By Name

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:

GENERAL INFORMATION
 Grade: Year Bilt: Eff Yr Bilt: Alt LUC: Alt %: Jurisdict: Fact: Const Mod: Lump Sum Adj:

CONDO INFORMATION

Location:	Phys Cond:	%
Til Units:	Functional:	%
Floor:	Economic:	%
% Own:	Special:	%
Name:	Override:	%

BATH FEATURES
 Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: OthrFix: Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	3.350			9,300	9,300
Total Card	3.350			9,300	9,300
Total Parcel	3.350			9,300	9,300

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

OTHER FEATURES
 Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

Print Date/Time
 01/23/15 12:29:49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:
 Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			3.35	9,300	9,300	9,300
2014	930			3.35	9,000	9,000	9,000

REMODELING
 Exterior: Interior: Additions: Kitchen: Balhs: Plumbing: Electric: Heating: General:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
MOODY, JAY M &	41640-342		12/18/2003	INVOLVED GO		Yes	No		
	12495/11		8/7/1973	OTHER		No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

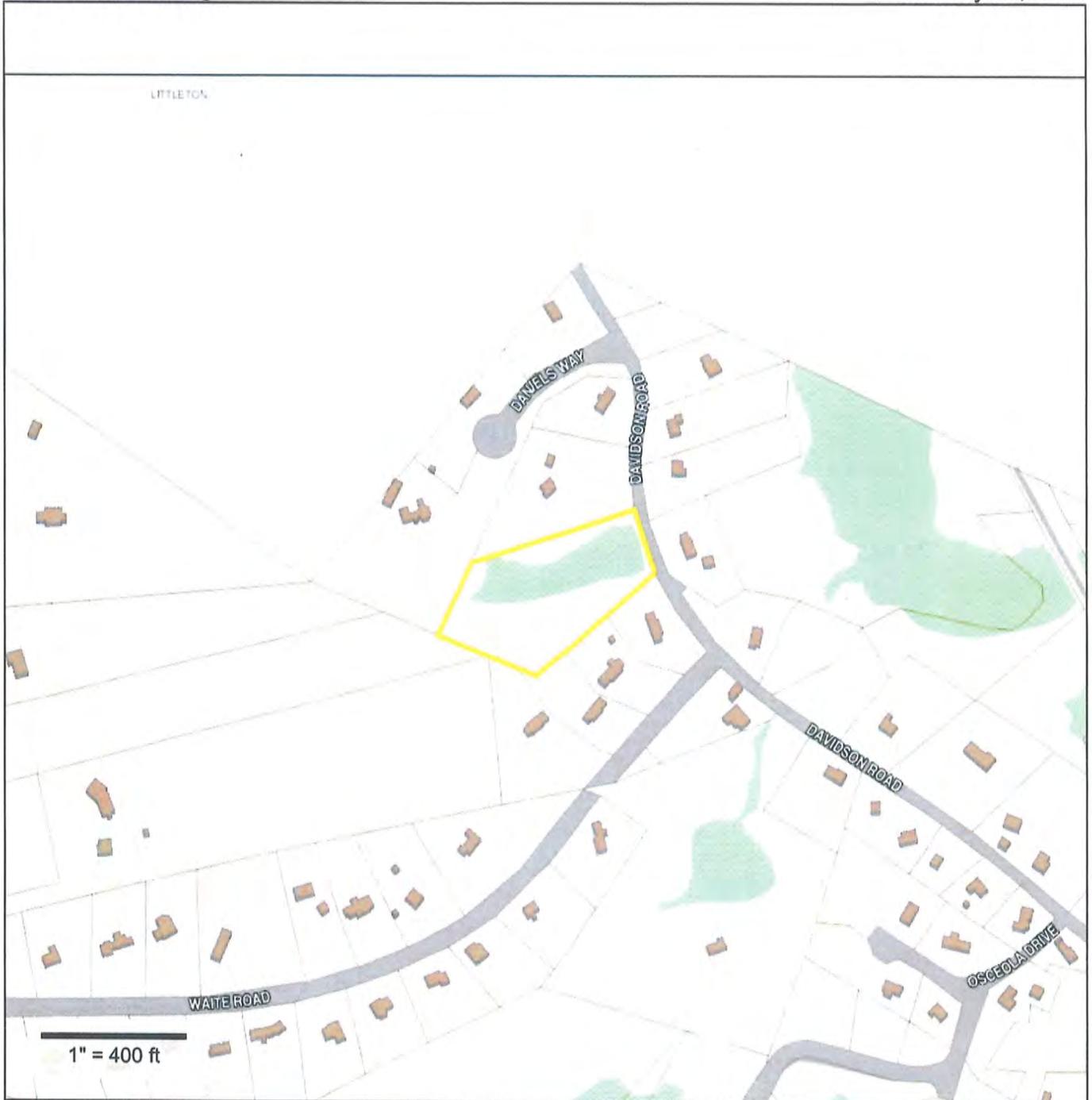
COMMENTS
 TAX TITLE TAKING 11-13-03.
 RECORDED 12-18-03 BK 41640. PG 342 LANDCOURT.

Legal Description

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		3.35		ACRES	WET	0.3	0	9,270.	0.30	R3									9,316						9,300	

Total AC/HA: 3.35000 Total SF/SM: 145926 Parcel LUC: 930 MUN/VAC/SELE Prime NB Desc: R3 Total: 9,316 Spl Credit: Total: 9,300 More: Y



Property Information

Property ID 08-6-147-0.0
Location 0 DAVIDSON RD
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 15 LOT 080 BLOCK 000

1906!

Form with fields: No, Alt No, Direction/Street/City, Unit #, Owner 1, Street 1, TwN/City, SU/Prov, Postal, Type.

EXTERIOR INFORMATION Form with fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View /Desir.

INTERIOR INFORMATION Form with fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

TAX DISTRICT Form with a blank input field.

ACTIVITY INFORMATION Form with fields: Date, Result, By, Name.

PROPERTY FACTORS Table with columns: Item, Code, Description, %.

GENERAL INFORMATION Form with fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj.

BATH FEATURES Form with fields: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating.

CONDO INFORMATION and DEPRECIATION Form with fields: Location, Phys Cond, Functional, Economic, Special, Override, % Own, Name.

Boxborough ParcelID Pat Acct Form with fields: Boxborough, ParcelID, Pat Acct.

OTHER FEATURES Form with fields: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

IN PROCESS APPRAISAL SUMMARY Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value.

PREVIOUS ASSESSMENT Table with columns: Tax Yr, Use, Building Value, Yard Items, Land Size, Land Value, Total Value, Total Assessed.

SALES INFORMATION Table with columns: Grantor, Legal Ref, Type, Date, Nal Desc, Sale Price, V, Tst, Verif, Assoc PCL Value.

SPEC FEATURES/YARD ITEMS Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Ass'd Value.

LAND SECTION Table with columns: Code, Description, Fact, Units, Depth/PrUni, Unit Type, Land Type, Factor, Base, Price, Adj, NBC, N.INF, N.Mod, Inf1, %, Inf2, %, Inf3, %, Appraised, Alt Clas, %, Spec, J, Fact, Use Value, Notes.

BUILDING PERMITS CARD 1 of 1 Table with columns: Date, Number, Descr, Amount, C/O, Last Visit, Fed Code, F. Descr, Comment.

SUB AREA Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value.

CALC SUMMARY Table with rows: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Grade Factor, Other Features, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total, Juris. Factor, Special Features, Final Total.

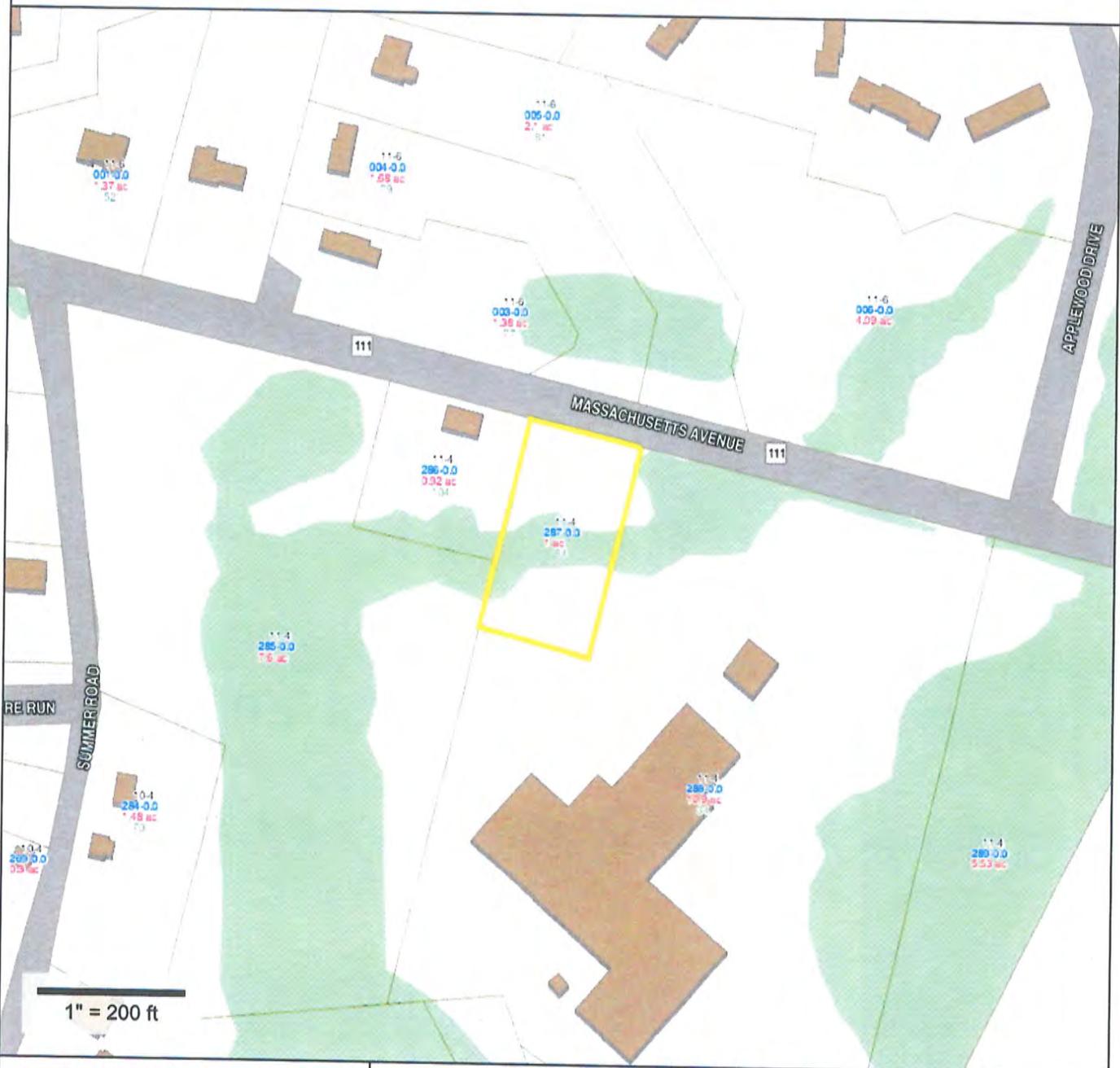
RES BREAKDOWN and SUB AREA DETAIL Form with fields: Net Sketched Area, Total, Size Ad, Gross Area, FinArea, No Unit, RMS, BRS, FL, Sub Area, Usbl, Descr, % Type, Qu, Ten.

REMODELING Form with fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

Print Date/Time Form with fields: 01/23/15, 12:30:14.

COMMENTS and Legal Description Table with fields: COMMENTS, Legal Description.

Total AC/HA, Total SF/SM, Parcel LUC, Prime NB Desc, Total, Spl Credit, Total, More: Y.



Property Information
Property ID 11-4-287-0.0
Location 84 MASS AV
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 10 LOT 135 BLOCK 000

121391

No	Alt No	Direction/Street/City
354	REAR	SARGENT ROAD, BOXBOROUGH
OWNERSHIP		Unit #:
Owner 1:		BOXBOROUGH TOWN OF
Street 1:		29 MIDDLE RD
Twn/City:		BOXBOROUGH
SUProv:	MA	Cntry
Postal:	01719	Type:

EXTERIOR INFORMATION	
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

INTERIOR INFORMATION	
Avg Ht/FL:	
Prim Int Wal:	
Sec Int Wal:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal:	% Sprinkled:

TAX DISTRICT

ACTIVITY INFORMATION			
Date	Result	By	Name
6/4/2008	FIELD REVIEW	538	WILL NASER

GENERAL INFORMATION	
Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	

BATH FEATURES	
Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OlthrFix:	Rating:

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	4	NONE
				Sewe	4	NONE
				Electri		
Exmpt:						

CONDO INFORMATION		DEPRECIATION	
Location:	Phys Cond:	0.00%	
Til Units:	Functional:	%	
Floor:	Economic:	%	
% Own:	Special:	%	
Name:	Override:	%	

Lump Sum Adj:	
Boxborough	
ParcelID	
10-135-000	
Pat Acct	
2139	

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

BUILDING PERMITS CARD 1 of 1				TOTAL ASSESSED:				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

IN PROCESS APPRAISAL SUMMARY					
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	2.420			22,400	22,400
Total Card		2.420		22,400	22,400
Total Parcel		2.420		22,400	22,400
Source:		Market Adj Cost	Total Assmnt per SQ unit /Card:	N/A	/Parcel: N/A

Print Date/Time	
01/23/15	12:30:47
REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:		Total:		
Size Ad	Gross Area	FinArea		

CALC SUMMARY	
Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

PREVIOUS ASSESSMENT						
Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value
2015	930			2.42	22,400	22,400
2014	930			2.42	21,800	21,800

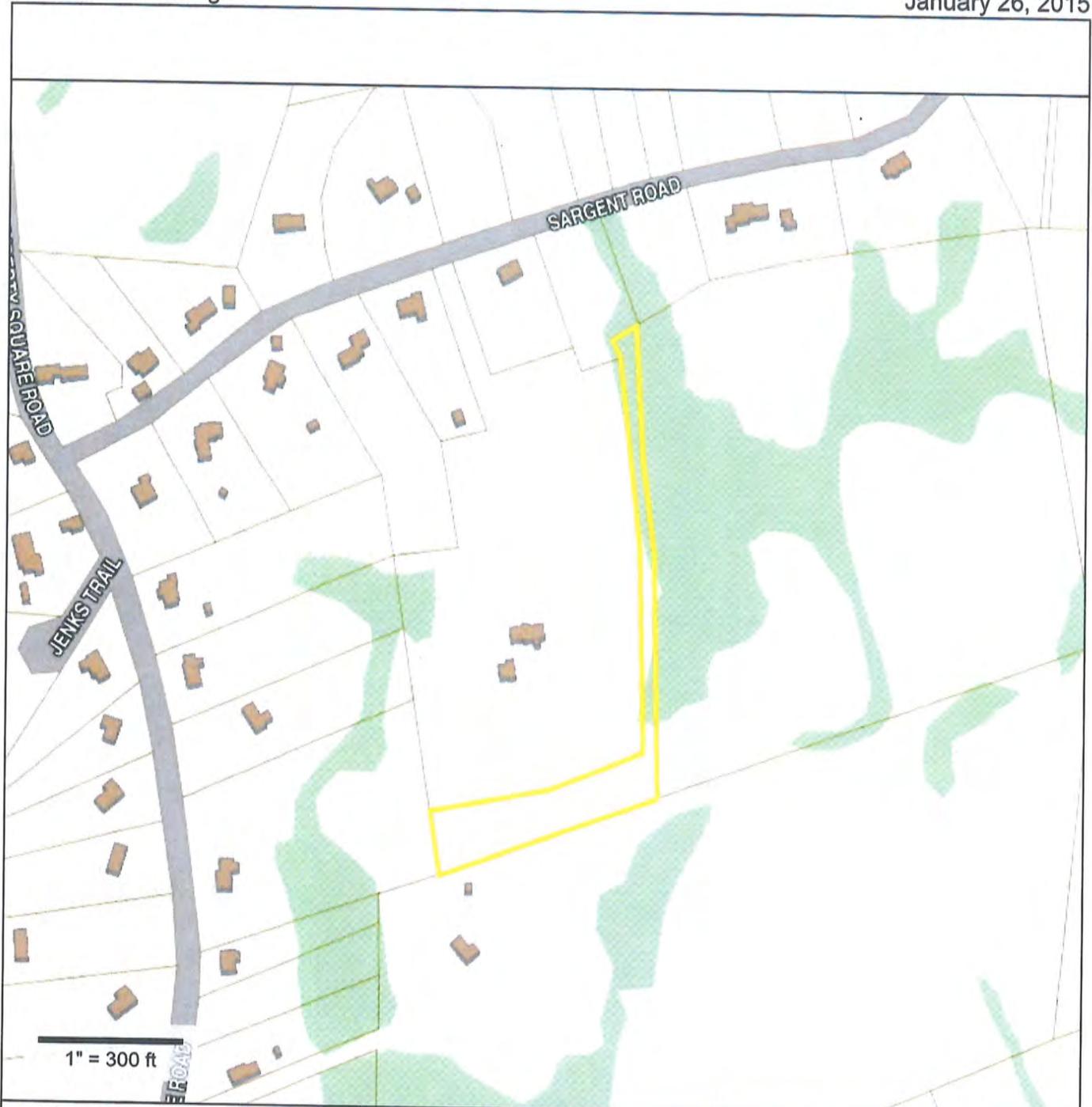
SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
OWNER UNKNOWN	47474-321		5/19/2006	INVOLVED GO		No	No		
OWNER UNKNOWN	44296-508		4/21/2006	INVOLVED GO		1	No	No	

SPEC FEATURES/YARD ITEMS														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa

COMMENTS										Legal Description				
UP TO FY 91 ASS'D TO MCNUTT 392 SGNT RD - FY04 removed from exempt to LUC 132. Town tax taking 4/21/06 RECORDED 5/19/06. BK 47474 PG 321 LANDCOURT. EXEMPT FY07.														

LAND SECTION															
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	
930	MUN/VAC/SE		2.42		ACRES	EXCESS		0	9,270.	1.00	R3				
Total AC/HA:		2.42000		Total SF/SM:		105415		Parcel LUC:		930		MUN/VAC/SELE		Prime NB Desc: R3	

Total:		22,433		Spl Credit:		Total:		22,400		More:		Y	
--------	--	--------	--	-------------	--	--------	--	--------	--	-------	--	---	--



Property Information

Property ID 11-6-346-2.0
 Location 0 SARGENT RD
 Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 10 LOT 179 BLOCK 000

11368!

No	Alt No	Direction/Street/City
572		DEPOT ROAD, BOXBOROUGH
OWNERSHIP		
Owner 1:	BOXBOROUGH TOWN OF	
Street 1:	29 MIDDLE RD	
Twn/City:	BOXBOROUGH	
SU/Prov:	MA	Cntry
Postal:	01719	Type:

EXTERIOR INFORMATION	
Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View /Desir:	

INTERIOR INFORMATION	
Avg Ht/FL:	
Prim Int Wal:	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal:	% Sprinkled:

TAX DISTRICT

ACTIVITY INFORMATION			
Date	Result	By	Name
8/15/1994			

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		
Exmpt:						

GENERAL INFORMATION	
Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	All %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION		DEPRECIATION	
Location:	Phys Cond:	0.00%	
Ttl Units:	Functional:	%	
Floor:	Economic:	%	
% Own:	Special:	%	
Name:	Override:	%	

BATH FEATURES	
Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.930			199,900	199,900
Total Card 0.930 199,900 199,900					
Total Parcel 0.930 199,900 199,900					

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 1 of 1					TOTAL ASSESSED:			
Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.93	199,900	199,900	199,900
2014	930			.93	194,100	194,100	194,100

Print Date/Time	01/23/15 12:31:12
-----------------	-------------------

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
KELLEHER,PAULA	47860-191		7/25/2006	INVOLVED GO		1	Yes	No	
	12297/532		9/28/1972	OTHER			No	No	

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area	FinArea		

CALC SUMMARY	
Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

COMMENTS		Legal Description	
Tax taking 12/28/2000 - recorded 6/7/06. BK 47860 PG 191 LANDCOURT.			

More:	N	Total Yard Items:		Total Special Features:		Total:																					
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		40510		SQUARE FESITE			0	3.5	1.41	R3									199,882						199,900	
Total AC/HA:		0.92998	Total SF/SM:		40510	Parcel LUC:		930	MUN/VAC/SELE	Prime NB Desc:		R3	Total:		199,882	Spl Credit:			Total:		199,900	More:		Y			



Property Information
Property ID 07-5-252-0.0
Location 0 DEPOT RD
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 04 LOT 058 BLOCK 000

11249!

No All No Direction/Street/City
150 TOKATAWAN SPRING LANE, BOXBO

OWNERSHIP Unit #:
Owner 1: BOXBOROUGH TOWN OF
Street 1: 29 MIDDLE RD
Twn/City: BOXBOROUGH
St/Prov: MA Cntry Own Occ:
Postal: 01719 Type:

EXTERIOR INFORMATION
Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View /Desir:

INTERIOR INFORMATION
Avg Ht/FL:
Prim Int Wal:
Sec Int Wall: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
Date Result By Name
1/1/1998

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR		100	water		
o				Sewe		
n				Electri		

Exmpt:
Lump Sum Adj:

GENERAL INFORMATION
Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

BATH FEATURES
Full Bath Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

CONDO INFORMATION

Location:	Phys Cond:	0.00%
Ttl Units:	Functional:	%
Floor:	Economic:	%
% Own:	Special:	%
Name:	Override:	%

DEPRECIATION
Boxborough
ParcelID
04-058-000
Pat Acct
1249

OTHER FEATURES
Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	0.150			1,400	1,400

Total Card	0.150			1,400	1,400
Total Parcel	0.150			1,400	1,400

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	930			.15	1,400	1,400	1,400
2014	930			.15	1,400	1,400	1,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
C & S DEVELOPME	49155-16		12/31/2008	INVOLVED GO		No	No		
JS KANGAS & ASS	27637/353		9/2/1997	OTHER	768,000	Yes	No		

SPEC FEATURES/YARD ITEMS

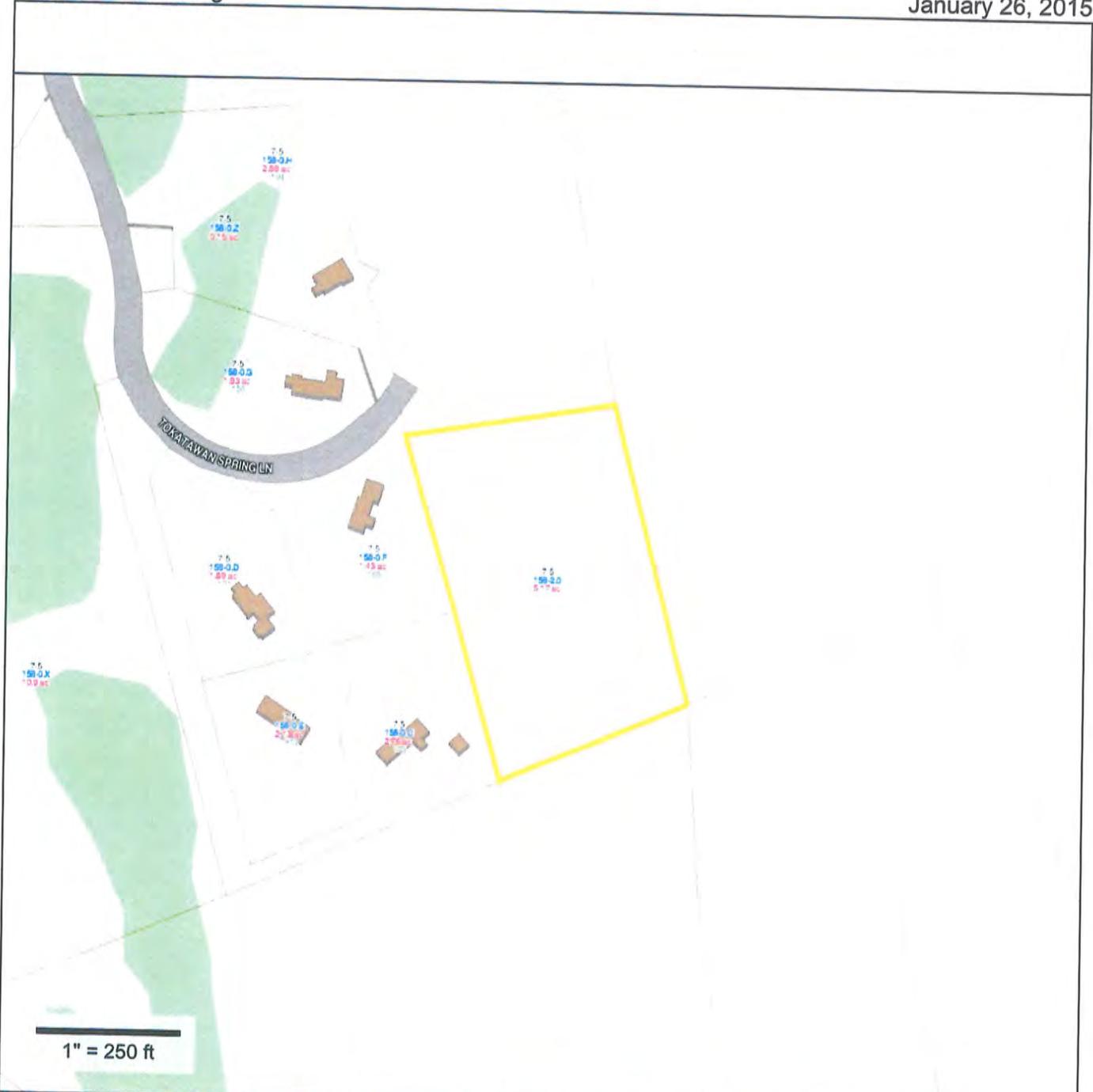
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
930	MUN/VAC/SE		0.15		ACRES	EXCESS		0	9,180.	1.00	S4									1,377						1,400	

Total AC/HA:	0.15000	Total SF/SM:	6534	Parcel LUC:	930	MUN/VAC/SELE	Prime NB Desc:	S4	Total:	1,377	Spl Credit:	Total:	1,400	More:	Y
--------------	---------	--------------	------	-------------	-----	--------------	----------------	----	--------	-------	-------------	--------	-------	-------	---



Property Information
Property ID 07-5-158-2.0
Location 0 HILL RD
Owner BOXBOROUGH TOWN OF



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



PROPERTY LOCATION MAP 15 LOT 041 BLOCK 000

121471

PROPERTY LOCATION No Alt No Direction/Street/City 40 REED FARM ROAD, BOXBOROUGH

EXTERIOR INFORMATION Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

INTERIOR INFORMATION Avg Ht/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: Solar HW: Central Vac: % Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION Date Result By Name 1/1/1992

PROPERTY FACTORS Table with columns: Item, Code, Description, %, Item, Code, Description

GENERAL INFORMATION Grade: Year Bilt: Eff Yr Bilt: Alt LUC: All %: Jurisdic: Fact: Const Mod: Lump Sum Adj:

BATH FEATURES Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: OlhrFix: Rating:

CONDO INFORMATION Location: Phys Cond: Functional: Economic: Special: Override: % Own: Name:

DEPRECIATION Total: 0%

Boxborough ParcelID 15-041-000 Pat Acct 2147

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED: Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment

IN PROCESS APPRAISAL SUMMARY Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value

OTHER FEATURES Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

SUB AREA Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value

CALC SUMMARY Table with rows: Basic \$ / SQ, Size Adj., Const Adj., Adj \$ / SQ, Grade Factor, Other Features, Neighborhood Inf., LUC Factor, Adj Total, Depreciation, Depreciated Total, Juris. Factor, Special Features, Final Total

PREVIOUS ASSESSMENT Table with columns: Tax Yr, Use, Building Value, Yard Items, Land Size, Land Value, Total Value, Total Assessed

Print Date/Time 01/23/15 12:36:16

REMODELING Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

RES BREAKDOWN Table with columns: No Unit, RMS, BRS, FL

SALES INFORMATION Table with columns: Grantor, Legal Ref, Type, Date, Nal Desc, Sale Price, V, Tst, Verif, Assoc PCL Value

SUB AREA DETAIL Table with columns: Sub Area, Usbl, Descrip, % Type, Qu, Ten

SPEC FEATURES/YARD ITEMS Table with columns: Code, Description, A Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Ass'd Value

COMMENTS Legal Description

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION Table with columns: Code, Description, Fact, Units, Depth/PrUni, Unit Type, Land Type, Factor, Base, Price, Adj, NBC, N.INF, N.Mod, Inf1, %, Inf2, %, Inf3, %, Appraised, Alt Clas, %, Spec, J, Fact, Use Value, Notes

Total AC/HA: 1.28000 Total SF/SM: 55757 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc: S3 Total: 11,635 Spl Credit: Total: 11,600 More: Y

PROPERTY LOCATION MAP 15 LOT 037 BLOCK 000

121491

No Alt No Direction/Street/City
213 LIBERTY SQUARE ROAD, BOXBORO
Unit #:
Owner 1: BOXBOROUGH TOWN OF
Street 1: 29 MIDDLE RD
Twn/City: BOXBOROUGH
St/Prov: MA Cntry Own Occ:
Postal: 01719 Type:

EXTERIOR INFORMATION
Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall:
Roof Struct:
Roof Cover:
Color:
View /Desir:

INTERIOR INFORMATION
Avg Ht/FL:
Prim Int Wal:
Sec Int Wal:
Partition:
Prim Floors:
Sec Floors:
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:

TAX DISTRICT

ACTIVITY INFORMATION
Date Result By Name

PROPERTY FACTORS
Table with columns: Item, Code, Description, %, Item, Code, Description

GENERAL INFORMATION
Grade:
Year Bilt: Eff Yr Bilt:
All LUC: All %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal % Sprinkled

CONDO INFORMATION
Table with columns: Location, Phys Cond, Functional, Economic, Special, Override

DEPRECIATION
Boxborough
ParcelID
Pat Acct
2149

BATH FEATURES
Full Bath Rating:
A Bath Rating:
3/4 Bath Rating:
1/2 Bath Rating:
A HBth Rating:
OthrFix Rating:

BUILDING PERMITS CARD 1 of 1
TOTAL ASSESSED:
Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment

IN PROCESS APPRAISAL SUMMARY
Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value

OTHER FEATURES
Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

SUB AREA
Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value

CALC SUMMARY
Table with rows: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Grade Factor, Other Features, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total, Juris. Factor, Special Features, Final Total

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

REMODELING
Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

PREVIOUS ASSESSMENT
Table with columns: Tax Yr, Use, Building Value, Yard Items, Land Size, Land Value, Total Value, Total Assessed

SALES INFORMATION
Table with columns: Grantor, Legal Ref, Type, Date, Nat Desc, Sale Price, V, Tst, Verif, Assoc PCL Value

SPEC FEATURES/YARD ITEMS
Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Ass'd Value

COMMENTS
Legal Description

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION
Table with columns: Code, Description, Fact, Units, Depth/PrUni, Unit Type, Land Type, Factor, Base, Price, Adj, NBC, N.INF, N.Mod, Inf1, %, Inf2, %, Inf3, %, Appraised, All Clas, %, Spec, J, Fact, Use Value, Notes

Total AC/HA: 0.29000 Total SF/SM: 12632 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc R2 Total: 2,688 Spl Credit Total: 2,700 More: Y

PROPERTY LOCATION MAP 15 LOT 055 BLOCK 000

!2191!

No	Alt No	Direction/Street/City
67		REED FARM ROAD, BOXBOROUGH

OWNERSHIP

Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 SI/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
				Sewe	A	SEPTIC
				Electri		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: 0.00%
 Ttl Units: Functional: %
 Floor: Economic: %
 % Own: Special: %
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	9.500			25,900	25,900
Total Card	9.500			25,900	25,900
Total Parcel	9.500			25,900	25,900

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			9.5	25,900	25,900	25,900
2014	936			9.5	25,700	25,700	25,700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-19		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP		1	Yes	No	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		9.5		ACRES	WET	0.3	0	9,090.	0.30	S3									25,907						25,900	

Total AC/HA: 9.50000 Total SF/SM: 413820 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc: S3 Total: 25,907 Spl Credit: Total: 25,900 More: Y

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View /Desir:

GENERAL INFORMATION

Grade: Year Bilt: Eff Yr Bilt: Alt LUC: Alt %: Jurisdic: Fact: Const Mod: Lump Sum Adj:

BATH FEATURES

Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: OthrFix: Rating:

OTHER FEATURES

Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

REMODELING

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

Print Date/Time

01/23/15 12:36:24

INTERIOR INFORMATION

Avg H/F/L: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled:

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total: Size Ad: Gross Area: FinArea:

RES BREAKDOWN

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	% Descr	% Type	Qu	# Ten

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.:	1.0000000
Const Adj.:	8.0000000
Adj \$ / SQ:	
Grade Factor:	
Other Features:	0
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0
Juris. Factor:	
Special Features:	0
Final Total:	0

COMMENTS

Legal Description

PROPERTY LOCATION MAP 15 LOT 056 BLOCK 000

121921

No Alt No Direction/Street/City
51 REED FARM ROAD, BOXBOROUGH

OWNERSHIP Unit #:
Owner 1: BOXBOROUGH TOWN OF
Street 1: 29 MIDDLE RD
Twn/City: BOXBOROUGH
SI/Prov: MA Cntry Own Occ:
Postal: 01719 Type:

ACTIVITY INFORMATION
Date Result By Name
4/7/2003 PERMIT INT 999 COLLEEN W

PROPERTY FACTORS
Item Code Description % Item Code Description
Z AR AR 100 water 9 ART WL
o Sewe A SEPTIC
n Electri

CONDO INFORMATION DEPRECIATION
Location: Phys Cond: 0.00%
Til Units: Functional: %
Floor: Economic: %
% Own: Special: %
Name: Override: %

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
936 11.960 32,600 32,600
Total Card 11.960 32,600 32,600
Total Parcel 11.960 32,600 32,600

PREVIOUS ASSESSMENT
Tax Yr Use Building Value Yard Items Land Size Land Value Total Value Total Assessed
2015 936 32,600 11.96 32,600 32,600 32,600
2014 936 32,300 11.96 32,300 32,300 32,300

SALES INFORMATION
Grantor Legal Ref Type Date Nal Desc Sale Price V Tst Verif Assoc PCL Value
TOWN OF BOXBORO 49155-20 6/25/2009 FORCLOSURE No No
D&B REALTY TRUS 20605/218 6/19/1990 INTRA-CORP 1 Yes No

SPEC FEATURES/YARD ITEMS
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION
Code Description Fact Units Depth/PrUni Unit Type Land Type Factor Base Price Adj NBC N.INF N.Mod Inf1 % Inf2 % Inf3 % Appraised Alt Clas % Spec J Fact Use Value Notes
936 MUN/VAC/TA 11.96 ACRES WET 0.3 0 9,090. 0.30 S3 32,615 32,600

Total AC/HA: 11.96000 Total SF/SM: 520978 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc: S3 Total: 32,615 Spl Credit: Total: 32,600 More: Y

EXTERIOR INFORMATION
Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View /Desir:

GENERAL INFORMATION
Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

Boxborough
ParcelID
15-056-000
Pat Acct
2192

OTHER FEATURES
Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

REMODELING
Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

INTERIOR INFORMATION
Avg HVFL:
Prim Int Wal:
Sec Int Wall: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal % Sprinkled

BATH FEATURES
Full Bath Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

Print Date/Time
01/23/15 12:36:27

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:
Date Number Descrp Amount C/O Last Visit Fed Code F. Descrp Comment

SUB AREA
Code Description Area - SQ Rate - AV Undepr Value

RES BREAKDOWN SUB AREA DETAIL
No Unit RMS BRS FL Sub % % Qu #
Area Usbl Descr Type Ten

COMMENTS Legal Description

Net Sketched Area: Total:
Size Ad Gross Area FinArea

CALC SUMMARY
Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Grade Factor:
Other Features: 0
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0
Juris. Factor
Special Features: 0
Final Total: 0

PROPERTY LOCATION MAP 15 LOT 054 BLOCK 000

121951

No	All No	Direction/Street/City
241		REED FARM ROAD, BOXBOROUGH

OWNERSHIP		Unit #:
Owner 1: BOXBOROUGH TOWN OF		
Street 1: 29 MIDDLE RD		
Twn/City: BOXBOROUGH		
SU/Prov: MA	Cntry:	Own Occ:
Postal: 01719	Type:	

ACTIVITY INFORMATION			
Date	Result	By	Name
4/7/2003	PERMIT INT	999	COLLEEN W

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	AR	AR	100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		
Exmpt:						

CONDO INFORMATION		DEPRECIATION	
Location:	Phys Cond:	0.00%	Boxborough
Til Units:	Functional:	%	ParcelID
Floor:	Economic:	%	15-054-000
% Own:	Special:	%	Pat Acct
Name:	Override:	%	2195
IN PROCESS APPRAISAL SUMMARY		Total:	0%

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	23.200			31,600	31,600
Total Card					31,600
Total Parcel					31,600

Source:	Market Adj Cost	Total Assmnt per SQ unit /Card:	N/A	/Parcel:	N/A
---------	-----------------	---------------------------------	-----	----------	-----

PREVIOUS ASSESSMENT							
Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			23.2	31,600	31,600	31,600
2014	936			23.2	31,300	31,300	31,300

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-21		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP		1	Yes	No	

SPEC FEATURES/YARD ITEMS														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa

More:	N	Total Yard Items:	Total Special Features:	Total:
-------	---	-------------------	-------------------------	--------

LAND SECTION																											
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		23.2		ACRES	WET	0.3	0	9,090.	0.15	S3			WET	-50					31,633						31,600	

Total AC/HA:	23.20000	Total SF/SM:	1010592	Parcel LUC:	936	MUN/VAC/TAXT	Prime NB Desc:	S3	Total:	31,633	Spl Credit:	Total:	31,600	More:	Y
--------------	----------	--------------	---------	-------------	-----	--------------	----------------	----	--------	--------	-------------	--------	--------	-------	---

EXTERIOR INFORMATION			
Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View /Desir:			

GENERAL INFORMATION			
Grade:			
Year Blt:		Eff Yr Blt:	
All LUC:		All %:	
Jurisdic:		Fact:	
Const Mod:			

BATH FEATURES			
Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES			
Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

REMODELING			
Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			

RES BREAKDOWN			
No Unit	RMS	BRS	FL

SUB AREA			
Code	Description	Area - SQ	Rate - AV

CALC SUMMARY			
Basic \$ / SQ:			
Size Adj.:	1.00000000		
Const Adj.:	8.00000000		
Adj \$ / SQ:			
Grade Factor:			
Other Features:	0		
Neighborhood Inf:	1.00000000		
LUC Factor:	1.00		
Adj Total:	0		
Depreciation:	0		
Depreciated Total:	0		
Juris. Factor:			
Special Features:	0		
Final Total:	0		

INTERIOR INFORMATION			
Avg Ht/FL:			
Prim Int Wal:			
Sec Int Wal:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:			% AC:
Solar HW:			Central Vac:
% Com Wal:			% Sprinkled:

TAX DISTRICT

BUILDING PERMITS CARD 1 of 1					TOTAL ASSESSED:				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	

SUB AREA					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
RES BREAKDOWN					
No Unit	RMS	BRS	FL		
SUB AREA DETAIL					
Sub Area	% Usbl	Descr	% Type	Qu	# Ten

COMMENTS										Legal Description									

PROPERTY LOCATION MAP 15 LOT 060 BLOCK 000

12196!

No Alt No Direction/Street/City
 117 LIBERTY SQUARE ROAD, BOXBORO
 Unit #:
 Owner 1: BOXBOROUGH TOWN OF
 Street 1: 29 MIDDLE RD
 Twn/City: BOXBOROUGH
 S/Prov: MA Cntry Own Occ:
 Postal: 01719 Type:

EXTERIOR INFORMATION
 Type:
 Sly Ht:
 (Liv) Units: Total:
 Foundation:
 Frame:
 Prime Wall:
 Sec Wall: %
 Roof Struct:
 Roof Cover:
 Color:
 View /Desir:

INTERIOR INFORMATION
 Avg Ht/FL:
 Prim Int Wal:
 Sec Int Wall: %
 Partition:
 Prim Floors:
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type:
 # Heat Sys:
 % Heated: % AC:
 Solar HW: Central Vac:
 % Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
 Date Result By Name
 4/7/2003 PERMIT INT 999 COLLEEN W

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	AR		100	water	9	ART WL
o				Sewe	A	SEPTIC
n				Electri		

Exmpt:
 Const Mod:
 Lump Sum Adj:

GENERAL INFORMATION
 Grade:
 Year Bilt: Eff Yr Bilt:
 All LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

BATH FEATURES
 Full Bath: Rating:
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OlhrFix: Rating:

CONDO INFORMATION

Location:	Phys Cond:	0.00%
Til Units:	Functional:	%
Floor:	Economic:	%
% Own:	Special:	%
Name:	Override:	%

DEPRECIATION

Boxborough	ParcelID	Pat Acct
	15-060-000	2196

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

BUILDING PERMITS CARD 1 of 1

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
936	4.650			12,900	12,900
Total Card	4.650			12,900	12,900
Total Parcel	4.650			12,900	12,900

Source: Market Adj Cost Total Assmnt per SQ unit /Card: N/A /Parcel: N/A

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: Total:
 Size Ad Gross Area FinArea

CALC SUMMARY

Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Grade Factor:
Other Features: 0
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0
Juris. Factor
Special Features: 0
Final Total: 0

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2015	936			4.65	12,900	12,900	12,900
2014	936			4.65	12,600	12,600	12,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
TOWN OF BOXBORO	49155-22		6/25/2009	FORCLOSURE		No	No		
D&B REALTY TRUS	20605/218		6/19/1990	INTRA-CORP		1	Yes	No	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

COMMENTS

Legal Description
 LOT 1

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	All Clas	%	Spec	J	Fact	Use Value	Notes
936	MUN/VAC/TA		4.65		ACRES	WET	0.3	0	9,270	0.30	R3									12,932						12,900	

Total AC/HA: 4.65000 Total SF/SM: 202554 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc R3 Total: 12,932 Spl Credit Total: 12,900 More: Y

PROPERTY LOCATION MAP 05 LOT 108 BLOCK 000

11598!

No Alt No Direction/Street/City
38 NASHOBA DRIVE, BOXBOROUGH

OWNERSHIP Unit #:
Owner 1: BOXBOROUGH TOWN OF
Street 1: 29 MIDDLE RD.
Twn/City: BOXBOROUGH
SI/Prov: MA Cntry Own Occ:
Postal: 01719 Type:

ACTIVITY INFORMATION
Date Result By Name

PROPERTY FACTORS
Item Code Description % Item Code Description
Z AR AR 100 water 9 ART WL
o Sewe A SEPTIC
n Electri

CONDO INFORMATION
Location: Phys Cond: 0.00%
Til Units: Functional: %
Floor: Economic: %
% Own: Special: %
Name: Override: %

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
936 0.170 1,600 1,600
Total Card 0.170 1,600 1,600
Total Parcel 0.170 1,600 1,600

PREVIOUS ASSESSMENT
Tax Yr Use Building Value Yard Items Land Size Land Value Total Value Total Assessed
2015 936 .17 1,600 1,600 1,600
2014 936 .17 1,500 1,500 1,500

SALES INFORMATION
Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verif Assoc PCL Value
REED FARM INC, 49155-23 6/25/2009 FORCLOSURE No No
HARBISON 25123/556 1/13/1995 PORTION/ASSI 160,000 Yes No

SPEC FEATURES/YARD ITEMS
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION
Code Description Fact Units Depth/PrUni Unit Type Land Type Factor Base Price Adj NBC N.INF N.Mod Inf1 % Inf2 % Inf3 % Appraised Alt Clas % Spec J Fact Use Value Notes
936 MUN/VAC/TA 0.17 ACRES EXCESS 0 9,180. 1.00 S2 1,561 1,600

Total AC/HA: 0.17000 Total SF/SM: 7405 Parcel LUC: 936 MUN/VAC/TAXT Prime NB Desc S2 Total: 1,561 Spl Credit Total: 1,600 More: Y

EXTERIOR INFORMATION
Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View /Desir:

GENERAL INFORMATION
Grade:
Year Bilt: Eff Yr Bilt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

Boxborough
ParcelID
05-108-000
Pat Acct
1598

OTHER FEATURES
Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

REMODELING
Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

INTERIOR INFORMATION
Avg Ht/FL:
Prim Int Wal:
Sec Int Wal: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric:
Insulation:
Int vs Ext:
Heat Fuel:
Heat Type:
Heat Sys:
% Heated: % AC:
Solar HW: Central Vac:
% Com Wal % Sprinkled

BATH FEATURES
Full Bath: Rating:
A Bath: Rating:
3/4 Bath: Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

Print Date/Time
01/23/15 12:36:09

RES BREAKDOWN
No Unit RMS BRS FL
SUB AREA DETAIL
Sub % Area Usbl Descr Type Qu Ten

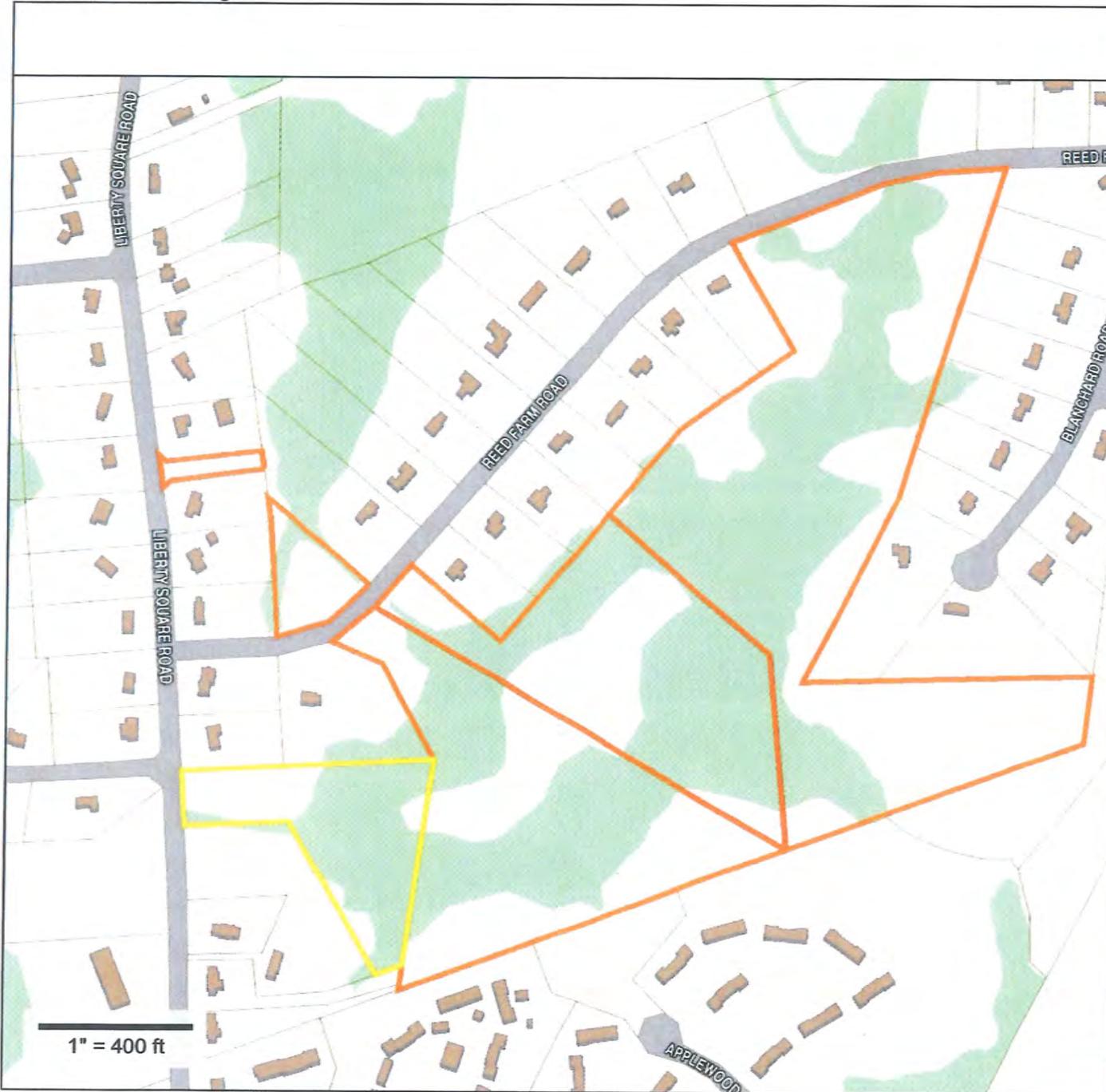
TAX DISTRICT

BUILDING PERMITS CARD 1 of 1 TOTAL ASSESSED:
Date Number Descr Amount C/O Last Visit Fed Code F. Descr Comment

SUB AREA
Code Description Area - SQ Rate - AV Undepr Value

CALC SUMMARY
Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Grade Factor:
Other Features: 0
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0
Juris. Factor
Special Features: 0
Final Total: 0

COMMENTS
Legal Description
PARCEL A



Property Information	
Property ID	11-6-551-1.0
Location	117 LIBERTY SQ RD
Owner	TOWN OF BOXBOROUGH



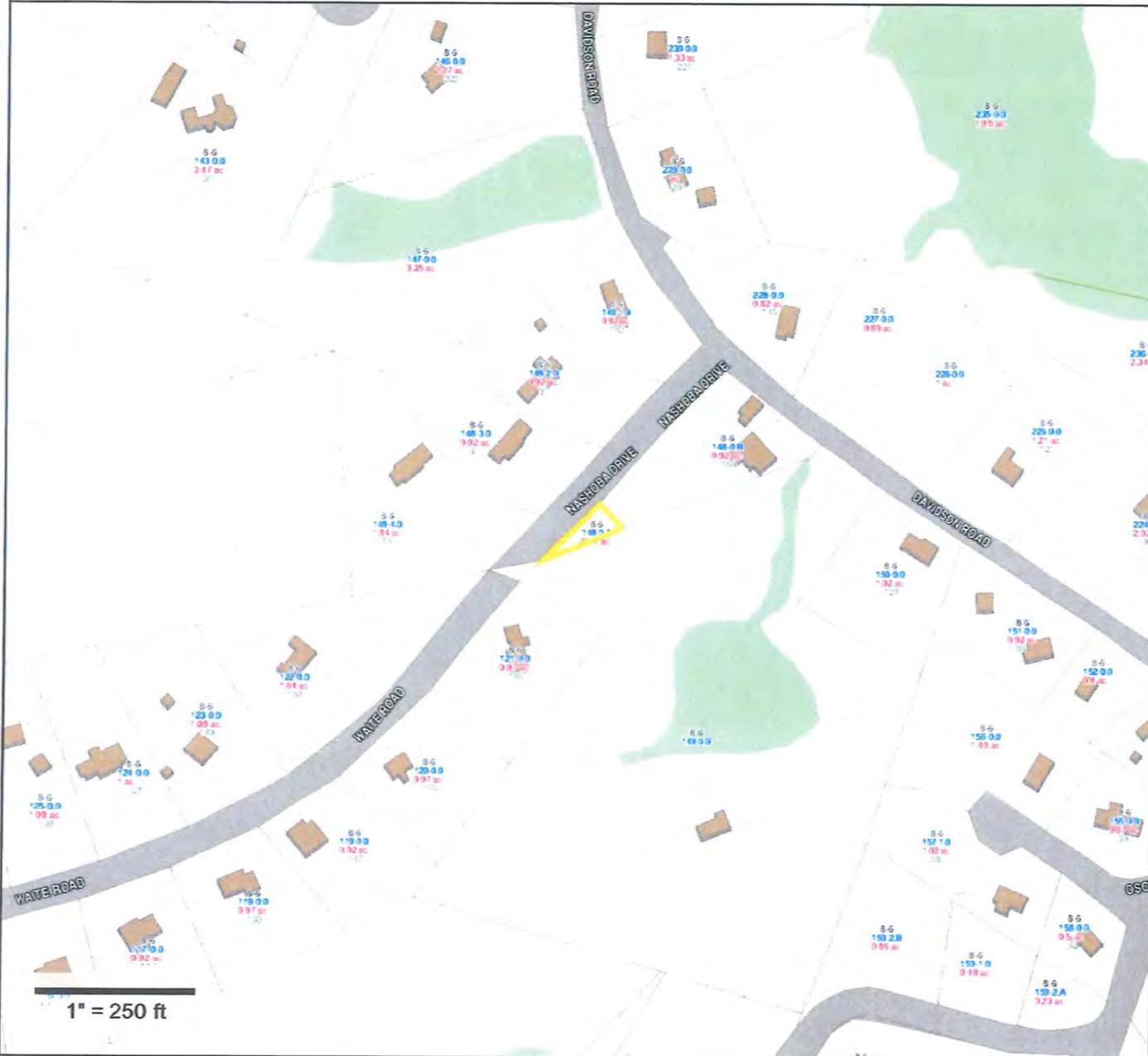
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013

1" = 400 ft





Property Information	
Property ID	08-6-148-0.A
Location	0 NASHOBA DR
Owner	TOWN OF BOXBOROUGH

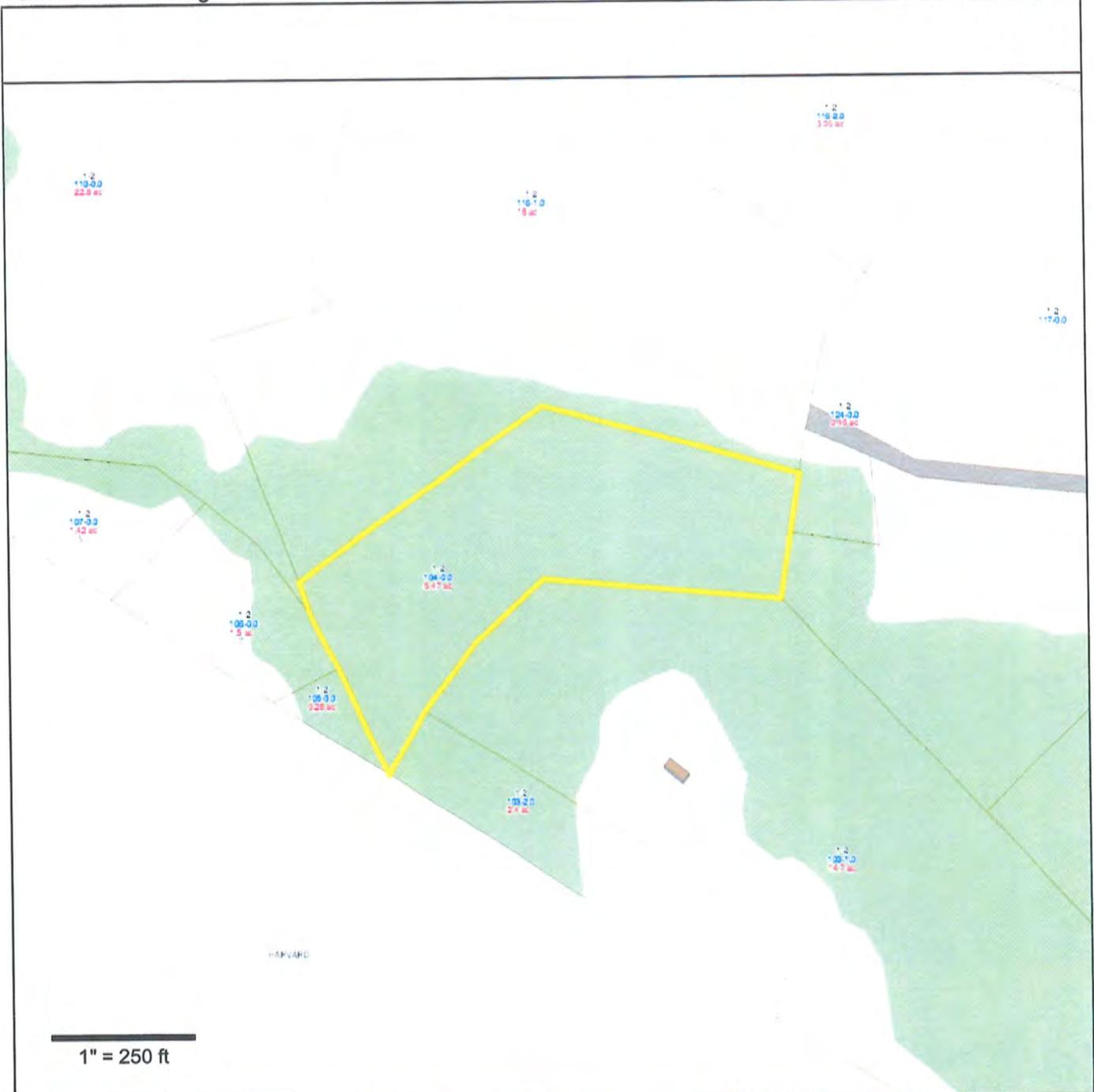


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013





Property Information

Property ID 01-2-104-0.0
Location 0 HAZARD LN
Owner TOWN OF BOXBOROUGH



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2013



ConsCom parcel ranking

Jan. 20, 2015

Currently Town Owned

#	<u>Parcel name</u> <u>Prev. owner</u>	<u>acres</u>	<u>street</u>	<u>Road</u> <u>frontage</u>	<u>near</u> <u>Cons or</u>	<u>Parcel</u> <u>Name</u>	<u>Parcel ID</u>	
1	Picnic St trust	16.77	Middle	Y	Muni	Steele F	07-3-127-0.0	south of Middle
2	Picnic St trust	7.95	Middle	Y	Muni	Steele F	07-3-128-0.0	south of Middle
3	Picnic St trust	0.93	Middle	Y	Muni	Steele F	07-3-232-0.0	north of Middle
4	Reed Farm	23.20	Reed Farm	Y	Cons	Half Moon	11-6-550-0.0	
5	Reed Farm	11.96	Reed Farm	Y	Cons	Half Moon	11-6-547-0.0	
6	Reed Farm	9.50	Reed Farm	Y	Cons	Half Moon	11-6-546-0.0	
7	Reed Farm	4.65	Liberty Sq	Y	Cons	Half Moon	11-6-551-1.0	
8	Reed Farm	1.28	Reed Farm	Y	Cons	Half Moon	11-6-501-0.0	
9	Reed Farm	0.29	Liberty Sq	Y	N		11-6-502-0B	
10	Reed Farm Inc	0.17	Nashoba	Y	N		08-6-148-0A	
11	M. Davis	5.23	Tamarack/Morse	N	Cons	Heath Hen	05-2-190-0.0	
12	J.Moody	3.35	Davidson	Y	N		08-6-147-0.0	vernal pool?
13	Weatherbee	5.47	Hazard	N	Muni		01-2-104-0.0	
14	Unknown	2.42	Liberty Sq(Kularski)	N	N		11-4-287-0.0	
15	Hemphill Drill	3.34	Codman Hill	Y	N		01-1-103-0.0	
16	OHC Dev	4.09	Applewood	Y	N		11-6-006-0.0	
17	R. Adams	0.08	E.Whitcomb	N	Cons	Have Not	03-3-160-0.0	
18	R. Adams	0.01	W.Whitcomb	N	N		03-1-194-0.0	
19	A. Parazzo	1.00	Mass Av	Y	N		11-4-287-0.0	
20	Kellher	0.93	560 Depot	Y	Cons	Patch Hill	07-5-252-0.0	across from trail head
21	C&S Dev	0.15	Tokatawan	Y	N		07-5-158-0.0	

Potential Tax Taking

In Process

<u>Parcel name</u>	<u>acres</u>	<u>street</u>	<u>frontage</u>	<u>near</u> <u>Cons or</u> <u>Muni</u>	<u>Parcel ID</u>
22 Biotti	5.87	Loreto	Y	N	11-5-241-37.0
23 Biotti	3.04	Loreto	Y	N	11-5-241-37.2
24 Biotti	3.22	Loreto	Y	N	11-5-241-37.3
25 Biotti	1.40	Loreto	Y	N	11-5-241-37A
26 Biotti	5.04	Loreto	Y	N	11-5-241-37C
27 Biotti	0.92	Emanuel	Y	N	07-5-241-14.0
28 Biotti	1.56	Liberty Square	Y	N	11-5-241-45.0
29 Harry Hilberg	6.24	Hill	N	N	01-3-168-0.0
30 Bank of Amer	0	Swanson condo	Y	N	02-1-162-119.0
31 Graves	0	Codman condo	Y	N	01-1-135-26A
32 Klippel	0	Spencer condo	Y	N	02-1-156-20G
33 Powell	2.00	Picnic house	Y	N	07-5-114-0.0



BOARD OF SELECTMEN
Meeting Minutes
February 4, 2015

Approved: _____

PRESENT: Vincent Amoroso, Chair; Robert Stemple, Clerk; Jim Gorman, Member and Susan Bak, Member

ABSENT: Les Fox

ALSO PRESENT: Selina Shaw, Town Administrator

EXECUTIVE SESSION

- At 6:40 PM Chair Amoroso moved to convene in executive session in the Town Administrator's office to discuss strategy with respect to collective bargaining (all CBU's) and to reconvene in open session at 7:30 PM in the Grange Meeting Room to continue the regular business on the agenda. Seconded by Member Gorman. **Approved 3-0 by Roll Call: by a roll call vote: Bak, aye; Amoroso, aye and Gorman, aye. [Member Stemple not present for this vote].** The Chair noted that open meeting may have a detrimental effect on the bargaining position of the Board.

Chair Amoroso re-convened the meeting at 7:34 P.M. in the Grange Meeting Room of the Town Hall.

ALSO PRESENT: Cheryl Mahoney, Department Assistant

ABSENT: Selina Shaw, Town Administrator

The documents discussed herein have been included with the file copy of the agenda packet for the above referenced date and are hereby incorporated by reference.

ANNOUNCEMENTS

There was no broadcast of the meeting, so the Chair passed over the reading of the announcements.

APPOINTMENTS

- Steele Farm Advisory Committee Chair, Bruce Hager and SFAC member Ed Whitcomb were present to provide an update on Steele Farm repairs. Historic Comm. Chair Alan Rohwer was also present. SFAC Chair Hager noted that there isn't a whole lot to report. They have been monitoring conditions and based on the recent inspections the situation seems to be stable. Freezing/thaw prevention remains a priority. Warmers/heaters seem to be doing their job and the chimney is not in any immediate danger of further deterioration. The SFAC has reviewed Chief White's recent communication and they agree with his observations. Drainage along Middle Road, however, is a concern. BICAO Lindberg has suggested discussing these concerns and the possible installation of a french drain with the Town Engineer. There was discussion on funding of necessary repairs. The SFAC intends to re-submit the Barn repair article, which was deferred last year. It was noted that, at this time, the Community Preservation Comm.(CPC) does not have plans to present a project proposal list for the May 2015 Annual Town Meeting so SFAC has not submitted any projects for CPA funding. There was discussion on the status of the CPC and why capital warrant articles were deferred last year. It was suggested that the CPC take another look at the bundle of deferred articles and see if they could consider them for presentation at this year's Town Meeting. The farmhouse needs to be repaired regardless of how the CPC proceeds, even if a capital article is necessary. Proper restoration of the farmhouse, not just stabilizing repairs, would have to be done in phases and could take years. A viable plan will need to be in place. There was discussion about the Conway School's study to be conducted this spring. The Conway School will be invited to a March Selectmen's meeting.
- DPW Director, Tom Garmon was present to review proposed FY 16 DPW budgets. He began with the main DPW budget. Salaries and overtime are based on current staffing; however, he noted his intention is to submit a warrant article for additional staffing. Electrical was affected by the installation of the new generator, otherwise electrical and heating typically increase annually. His Buildings/Grounds maintenance line is unchanged. Vehicle maintenance is for those repairs that can't be done in-house and have to be outsourced and these actuals have almost reached what was budgeted for all of FY 15. Discussion turned to Paving/Chapter 90 planning. Dir. Garmon handed out Chapter 90 roadwork guidelines and a list of priority project locations. Dir. Garmon is working on the Chapter 90 Project Request "bundle" for the paving of Flagg Hill, Pine Hill & Stonehedge Place,

and intends on having it ready for the next Selectmen's meeting. He then detailed MassDOT's process once the Selectmen sign-off on a Ch. 90 Project Request. Very little infrastructure work is needed on Stonehedge Place; more is needed on Pine Hill; but a significant amount of infrastructure work is needed before paving can take place on Flagg Hill Road. He advised that work cannot start before April 15th. There was discussion on the current available Chapter 90 funds and what is anticipated next fall. The approximate paving cost is \$100,000 for every ¼ mile of pavement. Dir. Garmon noted that he also intends on introducing a warrant article to fund the paving of roadways beyond what is available through Chapter 90. It was suggested that DPW create a paving schedule and a capital funding flow chart. This would help to illustrate the need for this additional funding to support his proposed capital paving article. Dir. Garmon noted that a GASB report already exists that provides a lot of the information/details that the Selectmen are seeking. Maria Neyland inquired about repairs to Picnic Street and Hill Road. Dir. Garmon advised that they may be able to consider working on these locations in the fall, but we need to see what funds are left after the current proposed "bundled" road projects are completed, before putting any other projects out to bid. He noted that the difficulty for him is that Chapter 90 clerical submission and reporting procedures are very onerous and time consuming. It was suggested that residents along these roadways be given notice early on so they can plan any improvements [i.e. conversions to gas, laying underground lines, etc...] prior to paving. Discussion returned to budget and specifically the proposed warrant article for additional staffing. Dir. Garmon outlined DPW's current workload; current staffing structure; how responsibilities are distributed; various required certifications; seasonal requirements and how these elements effect staffing. The proposal is to convert one of the two part-time positions to full-time. Discussion turned to the snow & ice budget. He is looking to replace a circa 1970s plow head. They have to repair/weld it every time it goes out. This acquisition adds approximately \$10,000 to this budget. He has level funded the street light budget. There was a discussion about whether two street lights are necessary up by the Museum. Chief Ryder provided his input from a public safety perspective. Lighting alternatives were discussed. There is a \$5,000 increase in the Hager Well budget to cover the 5-year cleaning/maintenance of the tank scheduled to take place in FY 16. There was discussion about the June 2014 equipment failure at the Blanchard water "plant" and the Town's efforts to obtain reimbursement from the contractor. With the drop in fuel prices the FY 16 fuel budget has been adjusted down. It was suggested, that based on actuals, these numbers could be further reduced. Dir. Garmon will provide current pricing to Accountant Barrett so revised numbers will be available can be presented to the Finance Comm. when Dir. Garmon presents to them. Accountant Barrett will be consulted about the status of the fuel tax refund being sought. Dir. Garmon noted that this is an off-year for Hazardous Waste so this is a -0- budget. Regarding the Transfer Station budget Dir. Garmon advised that he is waiting on proposals from waste haulers, but he anticipates that he will be able to adjust these numbers down once the Town executes a new contract. It was also determined that in FY 16 Bo would able to receive reimbursement for the dog biscuits he hands out. Dir. Garmon noted that the Cemetery budget now comes under the Cemetery Commission and is no longer under the DPW. In closing Director Garmon advised that MEMA reimbursement is available for the January 27th storm so DPW and Public Safety are working on this submission.

- Police Chief, Warren Ryder was present to discuss both shift coverage and the temporary promotion of an officer to Sergeant. FinCom Chair Subramanyam was present for these discussions and FinCom member Ham was present for the temporary promotion discussion. Chief Ryder referred to his memo of January 22nd, regarding the temporary promotion to Sergeant which directly ties into the shift coverage discussion. He predicted these discussions by noting that there is no threat or safety concern for his officers and that implementing the current 2 officer shift coverage is a temporary measure. However that it has always been his objective to have a 2 officer shift model in place and going forward he is proposing that all shifts be staffed by two officers in FY 16. The Chief provided information on the status of the condition of the injured Sergeant. There was discussion as to why the hiring of the additional "flex" officer did not take care of this shortfall. He provided an overview of shift coverage/back fill; breakdown of the department's two-man/one-man shifts; shift coverage in comparable communities; overtime; the insurance reimbursement regarding the injured Sergeant; the impact on his FY 15 budget and that a RFT will be needed, at some point, to cover the FY 15 salary/over-time shortfall. There was discussion about retaining part-time officers to cover these staffing shortages. As the Selectmen would like more information on the condition of the injured Sergeant and because Selectmen Fox was not present for these discussions, it was determined that they would defer making any decisions tonight regarding shift coverage and that this matter will be put on their next meeting agenda.
- Discussion turned to the temporary promotion of an officer to Sergeant. Chief Ryder again referred to his memo and provided background on Officer Bowolick's experience in the department and why he was offered this position and not another officer. Officer Bowolick has already taken over some of the injured Sergeant's responsibilities since he has been out. Chief Ryder advised that formally giving Bowolick the rank of Sergeant makes it procedurally cleaner; makes it clear to others that he has this authority and it is only fair to recognize him for taking on these additional responsibilities. The additional compensation for this temporary promotion is nominal. It has been made clear to Officer Bowolick that he would return to his previous rank when the injured Sergeant returns to duty. Chief Ryder also spoke to how he would proceed if the injured Sergeant does not return. The FinCom members provided their input. Member Gorman moved to approve the assignment of Police Officer Nathan Bowolick to temporarily fill the position of Sergeant, effective immediately, and until further notice. Seconded by Member Stemple. **Approved 4-0.**

- As TA Shaw was unavailable the Selectmen passed over review of the proposed FY 16 Town Government budgets.
- No one asked to speak under the Citizens concerns.

The Board took Agenda Item #7c, out of order.

OLD BUSINESS

- The Selectmen took up ratifying the revised License Agreement between the Town of Boxborough and the Acton-Boxborough Regional School District, which will allow for installation of A-B network cabling within the Town's municipal pole space. A-B Regional School Comm. members Brigid Bieber and Maria Neyland were present for this item. Member Gorman moved to execute the Revised License Agreement between the Town of Boxborough and the Acton-Boxborough Regional School District allowing for the installation of cable within the Town's municipal space on poles located along Massachusetts Avenue between the Acton border and the Blanchard Memorial School. Seconded by Member Stemple. **Approved 4-0.**

MINUTES

- Member Gorman moved to accept the minutes for the regular sessions of January 5, 2015 & January 12, 2015, as revised and the executive sessions of December 15, 2014 and January 12, 2015, as written. Seconded by Member Stemple. **Approved 4-0.**

SELECTMEN REPORTS

- Member Bak reported that the Recreation Commission has conducted a survey of families that attended Flerra Summer Playground in 2014, of the responses received most would like to see a full day program; however the Town does not have the proper infrastructure/facilities at Flerra to provide this. She also advised that e-coli was found in the Flerra pond last summer so it could not be used for activities during Summer Playground. They intend to present several proposals to CPC such as for the creation of recreational facilities and repairs/improvement to existing locations. She provided details on the condition of Flerra play yard as an example. Winterfest was a success. The Winter Recreation program is underway at the Blanchard and they are trying to organize a ski-trip.
- Member Gorman reported that Comm. Services Coord. Abraham made a report to the Well Being Comm. on January 20th. She is making good in-roads and feels she has been able to provide significant help to those in need. He also noted that the Comm. Services Coord. services were funded through an Article in FY 15 but it will be in the Town Hall budget for FY 16.

Member Gorman reported that a SNAG meeting was also held on January 20th. At this point it has been determined that combined facilities would need to be at least 35,000 Sq. Ft. to address all presented needs. So, based on current prevailing wage rate we could be looking at a \$12-14 Million project.

He also reported that a meeting will be held in March to try to resuscitate the Emergency Reserve Corps (BERC).

OLD BUSINESS (Continued)

- Chair Amoroso provided an update regarding the Minuteman Regional School District. The FinCom members did not remain for this discussion. He is providing this update for informational purposes only so the Selectmen can begin to consider what they would like Dr. Bouquillon to address when he comes before them and also so the Selectmen can begin to determine what information needs to be provided to voters so an informed decision can be made at Town Meeting. There are two issues that need to be decided – whether to approve the revised Minuteman District agreement and whether the Town wants to withdraw from the Minuteman District. At the 2014 Town Meeting a majority of voters supported a sense of the meeting vote to consider withdrawing from the Minuteman District but not by a 2/3rd majority. Chair Amoroso spoke to the spreadsheet provided which breaks out various fiscal scenarios based on the data prepared by Minuteman's Asst. Supt. of Finance, Kevin Mahoney as to Boxborough's portion under the current and the revised agreements respectively. This spreadsheet has been updated from the one previously presented at BLF. As a practical matter the cost of the proposed building project will not impact the District for several years. The underlying issue is the per pupil cost and conversely that out-of-district tuitions are less than the member towns' per-pupil assessment. The A-B Region is \$11,000-\$14,000 per student with the state average around \$14,000. Minuteman's number is high even factoring in dual curriculum and it is higher than the neighboring Nashoba and Assabet Vocational Schools. Sudbury had concerns that were similar to ours so they formed a study committee last year. He spoke to those efforts; the research this group conducted and the findings they recently presented to the Sudbury Selectmen. He also referred to a bullet sheet prepared by Minuteman outlining the issues to consider regarding approval of the revised agreement versus remaining under the current agreement and the withdrawal process under the respective agreements. He spoke to, what effect, if any, last year's non-binding resolution that states that the signing communities would not oppose any member town's withdrawal under the new agreement. He outlined the information previously provided on a potential IMA relationship with Minutemen. He also provided information on a meeting that took place several weeks ago with stakeholders from several of the communities that are considering withdrawing. Chair Amoroso detailed the pros and cons of withdrawal under the current and

the revised agreements. At this time it is his opinion is that Boxborough would be best served if we left the Minuteman School District. We could then offer the option of attending Minuteman, Assabet, Nashoba or other vocational schools. Financially getting out is better for us. Further, he feels that Boxborough should decline to approve the revised agreement; so those communities that want to stay in the District would have to agree to our withdrawal under the current agreement. Boxborough has leverage - if the revised agreement does not pass than the building project will probably not proceed putting into the question the future of the Minuteman School District. It is in the District's best interest to let us out. The other Selectmen provided feedback. It was noted that there "a lot of balls moving" here. It was suggested that a subcommittee could be formed to prepare a Town Meeting presentation and that its composition be similar to what was done in Sudbury - well-balanced and across the spectrum of interests to insure that there is no perceived bias. Maria Neyland commented that forming a study group is a good idea. In order to achieve the support needed for withdrawal discussions should focus on the different options that would be available for vocational education. Public forums should also take place and the three vocational schools should be invited to present.

- The Selectmen were satisfied with what had been provided the current FY 16 draft Budget, so there was no discussion.

NEW BUSINESS

- The Selectmen took up establishing maximum useful life of items related to 2014 Town Meeting articles. Bonding agencies require that communities identify the useful life of items such as these for borrowing purposes. Member Gorman moved that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$572,000 aggregate borrowing authorized by votes of the Town passed on May 14, 2013 May 12 and 13, 2014 is hereby determined pursuant to G.L. c.44, §7(9) to be as follows:

<u>Date Voted: Article</u>	<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
May 12, 2014; Art. 25	Fire Department Air-Paks	\$232,000	15 years
May 13, 2014; Art. 27	Fire Department Brush Truck	150,000	10 years
May 13, 2014; Art. 28	DPW Multi-Body Truck	150,000	10 years
May 14, 2013; Art. 21	Blanchard Memorial School Security System	40,000	10 years

Seconded by Member Stemple. **Approved 4-0.**

- Further to the recommendation of the Town Clerk, Chair Amoroso moved to appoint Simon Bunyard to the Board of Registrars to fill the unexpired term of Hugh Fortmiller, effective immediately and ending on June 30, 2015. Seconded by Member Stemple. **Approved 4-0.**

CORRESPONDENCE

- It was confirmed that the developer of the Jefferson at Beaver Brook project has been invited to the next Selectmen's meeting on February 9th.

CONCERNS OF THE BOARD

- Member Gorman had received a query - a Town worker would like to be with their child when they undergo major surgery and wanted to know whether this was an allowable use of sick time.

ADJOURN

- The meeting was adjourned at 10:22 PM

6a



ADMINISTRATION

Memo

To: Board of Selectmen
From: Selina Shaw, Town Administrator *MS*
Re: Banners across Massachusetts Avenue
Date: February 23, 2015

The Energy Committee would like to explore the possibility of hanging a banner across Massachusetts Avenue to advertise the April 16th Boxborough Solar Forum, for a two week period prior to the forum. There are many details still to be worked out, but before I spend too much time on the matter, I wanted to first see if the Board is interested in entertaining the hanging of banners across Massachusetts Avenue to promote town-related or other events. The proposed location would be on Mass Avenue along a straight stretch between the strip mall housing Middlesex Savings Bank and a bit west of the school. A precise location still needs to be determined, with input sought from the Police Chief, Inspector of Buildings and Public Works Director.

If the Board decides to pursue the matter, a policy should be established setting forth the terms and conditions and an application process for banner requests. Items to be considered include allowable sponsors (whether to limit to town or town-related events, such as Fifer's Day or to extend to non-profit, charitable organizations within the community, with priority given to municipal activities; banner specifications (size and materials); maximum time period for display; application period; delivery of banners for installation and whether or not to charge a fee for non-town events.

I have had initial communications with LELD General Manager, Scott Edwards, who was willing to assist in the endeavor. LELD would install a pole opposite an existing pole along Mass Avenue. I am exploring whether LELD would hang the banners or whether that task would fall to our DPW.

Thank you for your consideration of this matter. Please let me know if you would like me to further explore.

6e

FY2016 Proposed Articles
Town of Boxborough

<u>Dept</u>	<u>Description</u>	<u>Amount</u>
<u>Special Town Meeting</u>		
1	Fund Cost Items of First Year of Collective Bargaining Agreement - Mass Coalition of Police, Local 200, Police	
2	Fund Cost Items of First Year of Collective Bargaining Agreement - Mass Coalition of Police, Local 200A, Dispatch	
3	Fund Cost Items of First Year of Collective Bargaining Agreement - Boxborough Professional Firefighters, Local 4601	
<u>Annual Town Meeting</u>		
1	Choose Town Officers	
2	Receive Reports	
3	Set Salaries and Compensation of Elected Officers	
4	Amend Personnel Plan and Personnel Classification and Compensation Plan	
5	Town Operating Budget	
6	Amendments to the Regional School District Agreement of the Minuteman Regional Vocational School District	
7	Transfer certain parcels (TBD) from the care, custody, control and management of the Town Treasurer to the Conservation Commission	
Transfers		
8	Transfer Unexpended Balances in Prior Year Articles	
9	100 Transfer to Stabilization Fund	100,000
10	171 Conservation: Transfer to Conservation Trust for Future Purchase	5,000
11	950 Transfer to OPEB Trust Fund	100,000
Salary (plus)		
12	141 Assessor: Certification Stipend	1,000
13	210 Police: Promote 1 Sgt to LT	21,125
14	215 Additional Dispatcher (wages of \$9,034 & health ins @ \$15,570)	24,604
15	220 Additional Firefighter/Shift Restructuring (wages of \$25,627 & health ins @ \$15,570)	41,197
16	422 Additional DPW Worker (wages of \$34,049 & health ins @ \$15,570)	49,619
17	610 Additional Library Hours/PT staffing (extend open hours on M & W from 6 PM to 8 PM)	14,162
		Possibly budget

5
0

**FY2016 Proposed Articles
Town of Boxborough**

<u>Dept</u>		<u>Description</u>	<u>Amount</u>	
Other Exp				
18	161	Town Clerk: Record Books Conservation (3 year project, average 11K per year) - will approach CPC for full funding at \$30k; if not supported, will seek only \$12k to fund first year.	12,000	Potential CPA; pulled last year
19	192	Town Hall: Grange Meeting Room Improvements (lighting, replace ceiling, painting)	50,000	Potential CPA; pulled last year
20	192	Town Hall: Renovation of Foyer into Grange Hall	35,000	
21	192	Town Hall - exterior signage and repairs to front steps of Town Hall	10,000	
22	210	Police: Department Accreditation	14,000	
23	210	Police: Palm Scanner	25,000	
24	220	Fire: Pumper Truck	650,000	
25	220	Fire: Turnout Gear (Personal Protective Equipment)	140,000	
26	422	DPW: 3/4 Ton Pickup Truck (to replace "Juan's truck")	40,000	
27	422	DPW: Road Paving	300,000	
28	630	Recreation: Survey & Design of Basketball and Tennis Courts at Liberty Fields	5,000	Potential CPA; pulled last year
29	630	Recreation: Skate Park	40,000	Potential CPA
30	670	Steele Farm: Exterior Repairs	80,000	Potential CPA; pulled last year
Total			1,757,707	
CPA				
31		FY 15 set asides (@ 10% for open space, including land for recreational use, historic resources and community housing purposes)	TBD	These can be separate articles or combined into one article
32		FY 16 set asides (@ 10% for open space, including land for recreational use, historic resources and community housing purposes) and 5% for administrative and operating expenses	TBD	
33		FY 16 projects	TBD	
Non-Appropriation Financial				
34	Multi	Departmental Revolving Funds Re-authorization		

**FY2016 Proposed Articles
Town of Boxborough**

	<u>Dept</u>	<u>Description</u>	<u>Amount</u>
35	141	Assessor: Personal Exemption Percentage	
36	220	Fire Alarm System maintenance Revolving Cap Increase (from \$4,100)	10,000 Cap
37		Chapter 90 Highway Reimbursement Program	
38	541	COA: New Revolving Acct for Programs	15,000 Cap
39	610	Library: New Revolving Acct for Copy Machine Funds	1,500 Cap
40		Rescind Unused Borrowing Authorization	TBD
Zoning Bylaw Amendments			
41		Change Definition 2101 "Accessory Structure" to "Accessory Building"	
42		Amend Definition 2152 "Mixed-use" to be inclusive of all permitted uses	
43		Amend Section 4000 Use Regulations, 4100 General (Administrative Correction)	
44		Change the word "Churches" to "Places of Worship" in Section 6006 Parking Schedule	
45		Amend Section 4003(1) Residential Uses to allow the Bed and Breakfast use by Special Permit in the Agricultural-Residential and Residential-1 zoning districts	
46		Various amendments to Section 6300 Signs	
47		Add new section regarding Wireless Communication Facilities erected by a local, state, or federal government entity for the purposes of public safety	
Other Planning Board			
48		Accept a sidewalk easement located on the property at 55-61 Codman Hill Road (Craftsman Village)	
Petition Article			
49		Restoring & Maintaining Constitutional Governance Resolution of Boxborough, Massachusetts	



Reserve Fund Transfer Request

Date: February 18, 2015

It is requested by the undersigned that the sum of \$ 9,350 be transferred from the Reserve Fund to:

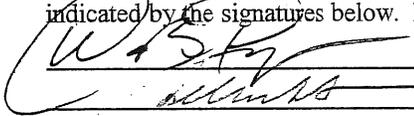
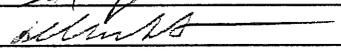
UMAS Acct. # 001-210-5443-0000
(Fund # - Dept. # - Object - Detail)

Description (e.g. Selectmen's expenses) Police - Equipment Maintenance Supply

The balance in the line item as of 2/18/2015 (Date) is \$ 2,958.89. An amount of \$ 8,250 was originally budgeted/appropriated. Additional funds are now requested for the reasons explained below. (Detailed explanation should include reasons for lack of funds, breakdown of known or estimated costs to be expended prior to June 30th, and any other pertinent information). Also, please list any previous requests for transfer during the fiscal year for this line item.

Replace 11 expired ballistic resistant vests (expired 8/1/14). Department of Justice grant application closed in April 2014 and the current stock was not eligible as they had not expired at that time.

This request is for extraordinary or unforeseen expense and has been voted upon and approved by the majority of board or commission members, or in the case of a department, by the department head and Town Administrator, as indicated by the signatures below. Please also indicate name of board or commission.

	(Signature)	<u>Warren B. Ryder - Chief of Police</u>	(Title)
	(Signature)	<u>Town Administrator</u>	(Title)
_____	(Signature)	_____	(Title)
_____	(Signature)	_____	(Title)

On the dates listed below, it was voted by the Board of Selectmen/Finance Committee to transfer the sum of \$ _____ from the Reserve Fund to UMAS Acct. # _____ to be used for the purposes and in the amounts indicated above.

<u>Board of Selectmen</u>	Date:	<u>Finance Committee</u>	Date:
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Copy to:	Initial Distribution Date Sent:	Notification of Finance Committee Action Date Sent:
Finance Committee	_____	_____
Department Head	_____	_____
Board of Selectmen	_____	_____
Town Administrator	_____	_____
Town Treasurer	_____	_____
Town Accountant	_____	_____

TOWN OF BOXBOROUGH MONTHLY EXPENDITURE REPORT

For the Period 7/1/14 To 2/18/15

<i>AccountNumber</i>	<i>AccountName</i>	<i>Original Budget</i>	<i>Budget Adjustments</i>	<i>Current Budget</i>	<i>Payments This Period</i>	<i>Payments To Date</i>	<i>Receipts This Period</i>	<i>Receipts To Date</i>	<i>Payments to Date-Net</i>	<i>Ending Balance</i>	<i>Percent Expended</i>
Police											
001-210-5112-0000	Police Salary -Chief	115,000.00	0.00	115,000.00	71,370.72	71,370.72	0.00	0.00	71,370.72	43,629.28	62.06%
001-210-5114-0000	Police Salary -FT Officer	664,154.00	0.00	664,154.00	403,011.86	403,011.86	0.00	0.00	403,011.86	261,142.14	60.68%
001-210-5115-0000	Police Salary -Clerical	51,511.00	0.00	51,511.00	31,972.32	31,972.32	0.00	0.00	31,972.32	19,538.68	62.07%
001-210-5124-0000	Police Salary -Special Officer	12,055.00	0.00	12,055.00	3,951.68	3,951.68	0.00	0.00	3,951.68	8,103.32	32.78%
001-210-5125-0000	Police Salary -Lock Up Attendants	6,434.00	0.00	6,434.00	1,612.42	1,612.42	0.00	0.00	1,612.42	4,821.58	25.06%
001-210-5134-0000	Police OT	150,437.00	0.00	150,437.00	116,072.31	116,072.31	0.00	0.00	116,072.31	34,364.69	77.16%
001-210-5144-0000	Police - Town Detail	8,609.00	0.00	8,609.00	1,829.28	1,829.28	0.00	0.00	1,829.28	6,779.72	21.25%
001-210-5210-0000	Police Electricity	12,000.00	0.00	12,000.00	7,493.38	7,493.38	0.00	0.00	7,493.38	4,506.62	62.44%
001-210-5212-0000	Police Heating	3,700.00	0.00	3,700.00	711.03	711.03	0.00	0.00	711.03	2,988.97	19.22%
001-210-5241-0000	Police Bldg/Grounds Maint Svc	3,500.00	0.00	3,500.00	1,876.57	1,876.57	0.00	0.00	1,876.57	1,623.43	53.62%
001-210-5242-0000	Police Vehicle Maint Svc	17,500.00	0.00	17,500.00	17,444.84	17,444.84	81.00	81.00	17,363.84	136.16	99.22%
001-210-5243-0000	Police Equipment Maint Svc	4,000.00	0.00	4,000.00	2,498.50	2,498.50	0.00	0.00	2,498.50	1,501.50	62.46%
001-210-5341-0000	Police Cell Phones	9,369.00	0.00	9,369.00	4,703.78	4,703.78	0.00	0.00	4,703.78	4,665.22	50.21%
001-210-5342-0000	Police Mobile Communication	3,400.00	0.00	3,400.00	1,739.82	1,739.82	0.00	0.00	1,739.82	1,660.18	51.17%
001-210-5343-0000	Police Internet Access	1,140.00	0.00	1,140.00	602.73	602.73	0.00	0.00	602.73	537.27	52.87%
001-210-5443-0000	Police Equipment Maint Supply	8,250.00	0.00	8,250.00	5,291.11	5,291.11	0.00	0.00	5,291.11	2,958.89	64.13%
001-210-5490-0000	Police Meals/Refreshments	750.00	0.00	750.00	43.56	43.56	0.00	0.00	43.56	706.44	5.81%
001-210-5591-0000	Police Uniforms	16,950.00	0.00	16,950.00	11,957.97	11,957.97	0.00	0.00	11,957.97	4,992.03	70.55%
001-210-5599-0000	Police Other Expense	3,431.00	0.00	3,431.00	3,780.09	3,780.09	0.00	0.00	3,780.09	-349.09	110.17%
001-210-5712-0000	Police Training/Conferences	10,500.00	0.00	10,500.00	9,734.06	9,734.06	0.00	0.00	9,734.06	765.94	92.71%
001-210-5730-0000	Police Dues/Memberships	4,800.00	0.00	4,800.00	3,145.00	3,145.00	0.00	0.00	3,145.00	1,655.00	65.52%
001-210-5840-0000	Police Vehicle Purchase	38,000.00	0.00	38,000.00	38,187.24	38,187.24	0.00	0.00	38,187.24	-187.24	100.49%
Sum	Police	1,145,490.00	0.00	1,145,490.00	739,030.27	739,030.27	81.00	81.00	738,949.27	406,540.73	64.51%



Internal Communications and Outgoing Communications
November 17, 2014

1. Memorandum from Conservation Comm., dated February 4, 2015, to the Board of Selectmen regarding Town owned property via tax taking. [*Previously provided on February 11, 2015*][#]
2. Letter from MMA, dated February 5, 2015, to the “Local Official” regarding spring 2015 Legislative Breakfast schedule. #
3. Copy of an Environmental Notification Form Filing Packet, from Allen & Major Associates, Inc., dated February 11, 2015, regarding the Jefferson at Beaverbrook Development.
4. Letter from xfinity [Comcast]’s Sr. Mgr. of Gov’t & Regulatory Affairs, Ben Pearlman, dated February 13, 2015, to the Board of Selectmen along with their Franchise Payment Report, and check for \$10,084.67.
5. Email communication from Viola Baboola, Verizon New England, Inc., dated February 13, 2015, to Town Administrator Selina Shaw, regarding their PEG Grant Report 4th Quarter 2014, and the check for their 4th Quarter PEG payment of \$15,883.55.

1. # Indicates that the item has been previously distributed.



Minutes, Notices and Updates
February 23, 2015

Minutes

1. Minutes of the Personnel Board meeting held February 11, 2015.
2. Minutes of the Conservation Commission meetings held January 21, 2015 and February 4, 2015.
3. Minutes of the Finance Committee meeting held January 12, 2015.

Notices

1. Notice of an AgCom meeting held February 10, 2015
2. Notices Personnel Board meetings:
 - a. Held February 17, 2015
 - b. Held February 20, 2015
 - c. To be held February 27, 2015
 - d. To be held March 16, 2015 [BoS hearing]
3. Notice of Finance Committee meetings:
 - a. Held February 18, 2015
 - b. To be held February 23, 2015
4. Notices Acton-Boxborough Regional School related meetings:
 - a. A-BRSC Joint meeting with Acton FinCom meeting held February 10, 2015
 - b. A-B RSC Budget Subcommittee meeting held February 11, 2015
 - c. A-B RSC Policy Subcommittee meeting held February 11, 2015
 - d. Regular A-B Regional School Committee held February 12, 2015
5. Minuteman Regional School Committee meeting to be held February 24, 2015
6. Boxborough Leadership Forum to be held February 24, 2015

7. Legal Notices from Conservation Commission:
 - a. Hearing held February 18, 2015 to consider the Abbreviated Notice of Resource Delineation submitted on behalf of Coutts Trust for the property located at 1190 Liberty Square Road.
 - b. Hearing to be held March 4, 2015 to consider a Notice of Intent filed on behalf of New Blue Hills Saugus Realty Trust (aka Gutierrez property) for the development of 244 apt. units, associated parking areas, parking structures, access drives, drainage facilities, wastewater treatment facility, water treatment facility, and related amenities and improvements, at the property located at Cunningham and Ward Roads.

8. Legal Notice of public hearing to be held by the Selectmen on March 16, 2015 to consider proposed revisions to the Town's Personnel Plan & Classification and Compensation Schedule.

8c



**General Correspondence
February 24, 2014**

1. February 2015 issue of the Freedom's Way Heritage National Heritage Area's Newsletter.

