

Board of Assessors Meeting
Thursday, April 2, 2009 @ 7:15pm
Meier Room, Abington Town Hall

Assessors Present: Paul Zakrzewski, Chairman (Absent from meeting until 8:20)
Michael Cunningham
Tracey Derbes

Also Present: Jack Pistorino, Deputy Assessor
Jodie Hurst, Recorder

Mike Cunningham called the meeting to order at 7:15pm.

Real Estate Abatements:

- 95 Mountain Laurel Lane (Map 59, Lot 196)
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to table this abatement until the next Assessors meeting. 2-0 vote, Paul Zakrzewski absent for vote.
- 181 Brockton Avenue (Map22, Lot 1)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust assessed value of \$450,700 to \$430,000. 2-0 vote, Paul Zakrzewski absent for vote.
- 79 Park Avenue (Map 32, Lot 29)
A data correction decreased the assessed value from \$197,000 to an adjusted value of \$190,400
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to abate the adjusted value of \$190,400 to \$170,400 per a BOA decision. 2-0 vote, Paul Zakrzewski absent for vote.
- 0 Brockton Avenue (Map 3, Lot 47)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust assessed value of \$371,700 to \$250,000. 2-0 vote, Paul Zakrzewski absent for vote.
- 824 Bedford Street (Map 52 Lot 61)
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to table this abatement until the next Assessors meeting. 2-0 vote, Paul Zakrzewski absent for vote.
- 191 Brockton Avenue (Map 22, Lot 3)
Mike Cunningham noted a potential conflict of interest; he insures a tenant of this property.
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to table this abatement until the next Assessors meeting, in order to research the 'Rule of Necessity'. 2-0 vote, Paul Zakrzewski absent for vote.
- 360 Brockton Avenue (Map15, Lot 137)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to re-open this abatement. 2-0 vote, Paul Zakrzewski absent for vote.

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust the abated value, from 3/5/09's meeting of \$1,776,300 to \$1,650,000. 2-0 vote, Paul Zakrzewski absent for vote.

Paul Zakrzewski entered the meeting at 8:20pm, stating a conflict of interest impelled him to refrain from voting on the abatements earlier in the meeting.

- 380 Brockton Avenue (Map 15, Lot 138)
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to table this abatement until the next Assessors meeting, to allow the applicant to obtain necessary documentation. Unanimous vote.
- 693 Washington Street (Map 31, Lot 62)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust assessed value of \$495,300 to \$399,000 per a BOA decision. Unanimous vote.
- 437 Adams Street (Map 60, Lot 122)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust assessed value of \$739,800 to \$717,900 per a data correction. Unanimous vote.

- 80 Walnut Street (Map 23, Lot 151)

VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to adjust assessed value of \$385,700 to \$370,000 per a BOA decision. Unanimous vote.

- 60 Dunbar Street (Map 23, Lot 173)

VOTED: Motion of Paul Zakrzewski, seconded by Tracey Derbes, to adjust assessed value of \$2,203,000 to \$2,133,500 per a BOA decision. Unanimous vote.

- 94 Walnut Street (Map 16, Lot 59)

VOTED: Motion of Paul Zakrzewski, seconded by Tracey Derbes, to deny abatement. Unanimous vote.

- 102 Walnut Street (Map 48, Lot 14)

VOTED: Motion of Paul Zakrzewski, seconded by Tracey Derbes, to adjust assessed value of \$1,129,700 to \$1,102,100 per a BOA decision. Unanimous vote.

- 351 Rockland Street (Map 21, Lot 94)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to abate this property in full, due to a data correction. Unanimous vote.

Paul Zakrzewski left the meeting at 9:10pm, stating a conflict of interest, which impelled him to refrain from voting on the next two abatements.

- 116 Adams Street (Map 46, Lot 148)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. 2-0 vote, Paul Zakrzewski absent for vote.

- 126 Adams Street (Map 46, Lot 146)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. 2-0 vote, Paul Zakrzewski absent for vote.

Paul Zakrzewski returned to the meeting at 9:15pm.

- 303 Summer Street (Map 17, Lot 32)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to adjust assessed value of \$26,492,800 to \$24,464,600 in order to reverse the previous Deputy Assessor's exit override increase, as the Town Manager has been made aware. Unanimous vote.

The Deputy Assessor tried several times to contact the owners of 44 Lake Street, 866 Brockton Avenue, 59 Park Avenue, and 1050-1054 Washington Street via telephone and postal mail and received no response.

- 44 Lake Street (Map 23, Lot 98)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.

- 866 Brockton Avenue (Map 3, Lot 55-2)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.

- 59 Park Avenue (Map 24, Lot 35)

VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to deny abatement. Unanimous vote.

- 1050-1054 Washington Street (Map 39, Lot 72)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.

The Deputy Assessor wanted the Board to be aware that there is a TIF Agreement between Target and the Town of Abington

- 385 Centre Avenue (Map 33, Lot 16)

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.

- 371 Centre Avenue (Map 32, Lot 60)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.
- 373 Centre Avenue (Map 32, Lot 61)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.
- 375 Centre Avenue (Map 32, Lot 62)
VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham, to deny abatement. Unanimous vote.
- 381 Centre Avenue (Map 49, Lot 8)
VOTED: Motion of Mike Cunningham, seconded by Tracey Derbes, to deny abatement. Unanimous vote.

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham to approve the Minutes of February 19, 2009. 2-0 vote, Paul Zakrzewski abstained.

VOTED: Motion of Tracey Derbes, seconded by Paul Zakrzewski to approve the Minutes of March 18, 2009. 2-0 vote, Mike Cunningham abstained.

The abatement granted to 212 Bedford Street for 2008 was discussed.

The Month-end verification process will start after October 1st, 2010.

The owners of 607 Brockton Avenue & 719 Hancock Street requested a meeting to discuss their abatements with the Board. The Board indicated that their decisions were final, yet the meetings are open to anyone if they wish to attend.

The Board decided to cancel the meeting that was scheduled before the Town Meeting on 4/6/09.

An interim meeting has been scheduled for April 15, 2009, at 1pm.

A Tax Lien agreement for the Ryerson property (160 Linwood Street) was signed.

Excise tax abatements for 2008 & 2009 were signed.

Month-end documents were signed for: Personal Property Tax, Excise Tax, Real Estate Tax, Exemptions, and Sr. Rebates.

2 Excise Commitments were signed.

3 Exemptions were signed.

1 Deferral and the accompanying agreement were signed.

VOTED: Motion of Tracey Derbes, seconded by Mike Cunningham to adjourn the meeting. Unanimous vote.

The meeting ended at 10:00pm.