

Board of Assessors Meeting
Thursday, May 2, 2013 @ 6:30 pm
Meier Room, Abington Town Hall

Present: Tracey Derbes, Chairperson
Paul Zakrzewski, Member
Michael Cunningham, Member
Jack Pistorino, Deputy Assessor
Jodie Hurst, Recorder

Tracey Derbes called the meeting to order at 6:40pm.

The following documents were signed:

- Month-end for excise, real/personal property abatements, exemptions
- Monthly excise

- 2 Mahoney Circle. Map 8 Lot 45. Owner: Lawrence & Joan Lee (Mr. Lee present at hearing)

The Deputy Assessor reviewed the history of abatements on this property and indicated that when the Reval occurred, the adjustments made as a result of the abatement given in 2010 (via a BOA decision) were removed, which increased his property value.

Paul Zakrzewski indicated he had discussed Mr. Lee's abatement and potential comps to use with Mr. Lee. Paul Zakrzewski indicated that there was a property on High Street, almost identical to Mr. Lee's property. Mike Cunningham asked the owner if he had a finished basement; the owner replied, 'No' and Mike Cunningham made a motion to abate.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to adjust assessed value of \$436,100 to \$400,000 per a BOA decision. 2-0 vote in favor; Paul Zakrzewski abstained because he and Mr. Lee are neighbors.

Mr. Lee departed the meeting.

The Deputy Assessor congratulated Mike Cunningham on a successful re-election and motioned to re-organize.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to nominate Paul Zakrzewski as chairperson. 2-0 vote in favor, Paul Zakrzewski abstained from voting.

Prior minutes:

VOTED: Motion by Tracey Derbes, seconded by Mike Cunningham to approve the March 13, 2013 minutes. Unanimous vote in favor.

VOTED: Motion by Paul Zakrzewski, seconded by Tracey Derbes to approve the April 23, 2013 minutes. 2-0 vote in favor; Mike Cunningham abstained from voting, because he was not present at the April 23rd meeting.

Paul Zakrzewski temporarily stepped down from the Board to participate in his own abatement hearings.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to invoke the rule of necessity to vote on Paul Zakrzewski's abatements, because Mike Cunningham rents office space from Paul Zakrzewski. 2-0 vote in favor, Paul Zakrzewski abstained from voting.

- 205 Jean Carol Road. Map 12 Lot 38 I. Owner: Jean Carol Realty Trust- Paul Zakrzewski trustee (present at hearing)

This property had been filed for in the past, and the Board's decision had been appealed to the ATB. The ATB ruled to reduce the value of the property down to \$50,000. Paul Zakrzewski indicated he had applied because he wanted FY 13's value to be the same as FY 12's ATB ruling.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to adjust the assessed value of \$50,700 to \$50,000 to stay in-line with the ATB decision of 2012. 2-0 vote in favor, Paul Zakrzewski abstained from voting.

- 197 Birch Street. Map 54 Lot 81. Owner: 197 Birch St Realty Trust- Paul Zakrzewski trustee (present at hearing)

This property had been filed for in the past, and the Board's decision had been appealed to the ATB. The ATB ruled to reduce the value of the property down to \$420,600. Paul Zakrzewski indicated he had applied because he wanted FY 13's value to be the same as FY 12's ATB ruling.

The Deputy Assessor pointed out that the FY 13 assessed value was \$416,600, which was lower than the ATB decision.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to deny abatement. 2-0 vote in favor of denial, Paul Zakrzewski abstained from voting.

- 9 Mahoney Circle. Map 14 Lot 43 B. Owner: Paul & Suzanne Zakrzewski (Paul Zakrzewski present at hearing)

Paul Zakrzewski questioned the square footage rates used for his property, and discussed a few comps for his property. Paul Zakrzewski indicated he was basically 'looking for \$50,000 off.' Mike Cunningham indicated he couldn't go as high as \$50,000.

VOTED: Motion by Mike Cunningham, seconded by Tracey Derbes to abate \$45,000 of value off of the assessment; adjusting the assessed value of \$609,100 to \$564,100 per a BOA decision. 2-0 vote in favor, Paul Zakrzewski abstained from voting.

Mike Cunningham departed the meeting at 7:35pm.

The Deputy Assessor asked the Board what they were thinking of as a starting number for the allowance for abatements and exemptions. Paul Zakrzewski indicated he would like to stay at \$400,000. Tracey Derbes indicated that she thought the number could come down a little bit.

VOTED: Motion by Tracey Derbes, seconded by Paul Zakrzewski to request the allowance for abatements and exemptions start at \$380,000. 2-0 vote in favor, Mike Cunningham absent for vote.

VOTED: Motion by Tracey Derbes, seconded by Paul Zakrzewski to adjourn the meeting. 2-0 vote in favor, Mike Cunningham absent for vote.

The meeting ended at 7:45pm.

Board of Assessors
Minutes Exhibit list

Date of Meeting: May 2, 2013

Item #	Description	Availability/Location
1	Agenda	Assessors Office
2	3/14/13 minutes	Assessors Office/Library (after approval)
3	4/23/13 minutes	Assessors Office/Library (after approval)
4	March Overlay	Assessors Office
5	4-30-13 Overlay estimates	Assessors Office
6	Zoning decision: Lot 4 Progress Street	Zoning Office / Town Clerk's Office
7	Zoning decision: Lot 5 Progress Street	Zoning Office / Town Clerk's Office
8	Zoning decision: 498 Linwood Street	Zoning Office / Town Clerk's Office
9	Zoning agenda for May 9 th meeting	Zoning Office / Town Clerk's Office