



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Chairman:

Dennis M. Robson

Vice Chairman:

Jeffery S. Reale

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Assessor/Appraiser:

Debra J. Krupczak, MAA

Minutes of BOA Meeting

March 7, 2011

The Board of Assessors met on Monday, March 7, 2011 in the Assessors' Office. In attendance at the meeting were Chairman Dennis Robson, Member Jeff Reale, Assistant Assessor/Appraiser Debra Krupczak, Charles Wehner, and taking minutes Administrative Assistant Lisa Flaherty.

The meeting was called to order at 5:08 pm.

Charles Wehner, who is running for the two year Board of Assessors position attended. Dennis talked with Charles Wehner about the Board of Assessor's position and required classes.

Dennis discussed the Tri-Town Board of Assessors. They will be setting up a Special Assessment to be ready for July, 1, 2011.

Dennis made a motion to approve the BOA Meeting Minutes from February 7, 2011. Jeff second the motion. All in Favor.

Dennis made a motion to approve and sign the below. Jeff second the motion. All in Favor.

- End of Month Reports
- Motor Vehicle Reports
- Sundries Warrant for invoices to be paid

Dennis made a motion to Approve the below Abatement Applications. Jeff second the motion. All in Favor.

Abatement applications were approved and signed for the following:

#	ADDRESS	MAP	Date Action Taken	Action Taken	Abated	Assessed	Abated Assessed Value
4	410 WEST WATER ST	50-97	3/7/2011	APPROVED	\$292.94	\$289,500.00	\$269,800.00
5	70 WILLOW POND DRIVE	61-1-70	3/7/2011	APPROVED	\$19.33	\$208,000.00	\$206,700.00
6	69 WILLOW POND DRIVE	61-1-69	3/7/2011	APPROVED	\$19.33	\$208,000.00	\$206,700.00

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#	ADDRESS	MAP	Date Action Taken	Action Taken	Abated	Assessed	Abated Assessed Value
7	15 OREGON AVE	18-15	3/7/2011	APPROVED	\$455.02	\$277,500.00	\$246,900.00
8	19 DARLING COURT	34-59	3/7/2011	APPROVED	\$151.67	\$172,700.00	\$162,500.00
9	36 FRENCH ROAD	10-37	3/7/2011	APPROVED	\$191.82	\$280,000.00	\$267,100.00
10	132 CONCORD ST	57-3	3/7/2011	APPROVED	\$457.99	\$382,200.00	\$351,400.00
15	0 LIBERTY ST	35-182	3/7/2011	APPROVED	\$309.30	\$65,700.00	\$44,900.00
20	34 CUSTER ST	46-30	3/7/2011	APPROVED	\$185.87	\$275,300.00	\$262,800.00
27	22 HOWLAND WAY	37-32	3/7/2011	APPROVED	\$90.70	\$342,200.00	\$336,100.00
31	437 PLAIN ST	44-90	3/7/2011	APPROVED	\$133.83	\$220,100.00	\$211,100.00
32	47 LINCOLN RD	24-91	3/7/2011	APPROVED	\$289.96	\$273,000.00	\$253,500.00
99	297 HOWARD ST	40-54	3/7/2011	APPROVED	\$858.00	\$240,300.00	\$182,600.00
100	19 NORTHFIELD DR	25-25-10	3/7/2011	APPROVED	\$402.98	\$312,700.00	\$285,600.00
102	14 ICEHOUSE LN	50-104	3/7/2011	APPROVED	\$188.85	\$512,400.00	\$499,700.00
103	2 STANLEY AVE	19-27	3/7/2011	APPROVED	\$400.00	\$336,700.00	\$309,800.00
104	5 DYER ST	34-82	3/7/2011	APPROVED	\$730.12	\$328,400.00	\$279,300.00
105	285 CENTRE ST REAR	55-108	3/7/2011	APPROVED	\$539.78	\$307,100.00	\$270,800.00
107	567 SUMMER ST	63-131	3/7/2011	APPROVED	\$72.87	\$475,500.00	\$470,600.00
108	821 UNION ST	24-60	3/7/2011	APPROVED	\$474.35	\$246,700.00	\$214,800.00
109	74 TURNER RD	10-80	3/7/2011	APPROVED	\$408.92	\$360,900.00	\$333,400.00
110	40 MONROE ST	45-200	3/7/2011	APPROVED	\$251.30	\$263,700.00	\$246,800.00
111	28 COTTONWOOD LANE	33-52	3/7/2011	APPROVED	\$594.80	\$250,000.00	\$210,000.00
118	35 SUMMIT ST	29-33	3/7/2011	APPROVED	\$179.93	\$300,100.00	\$288,000.00

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Dennis made a motion to Deny the below Abatement Applications. Jeff second the motion. All in Favor.

Abatement applications were Denied and signed for the following:

#	ADDRESS	MAP	Action Taken	Assessed
12	0 MARKET ST	51-154	DENIED	\$656,200.00
13	165 MARKET ST	51-83	DENIED	\$2,539,300.00
16	850 HINGHAM ST	8-39	DENIED	\$4,376,600.00
17	929 HINGHAM ST	9-36	DENIED	\$4,836,400.00
18	80 MARKET ST	51-67	DENIED	\$1,748,400.00
19	9 GREATWOODS LN	71-67-29	DENIED	\$404,800.00
21	18 TANGLEWOOD LN	71-67-7	DENIED	\$357,200.00
22	39 WARDSON CIRCLE	38-182	DENIED	\$250,200.00
23	144 MARKET ST	51-109	DENIED	\$608,900.00
24	388 CONCORD ST	62-148	DENIED	\$435,800.00
25	30-42 MARTHA DR	56-39	DENIED	\$7,455,400.00
28	75 MARKET ST	51-86	DENIED	\$2,147,900.00
29	0 MARKET ST	51-87	DENIED	\$32,200.00
30	4 TIFFANY LN	32-32	DENIED	\$343,600.00
101	909 HINGHAM ST	9-11	DENIED	\$4,028,900.00
106	2 KRIS ROY DR	16-72	DENIED	\$407,200.00
115	1111 HINGHAM ST	4-15	DENIED	\$233,800.00
116	1149 HINGHAM ST	4-17	DENIED	\$9,973,000.00

Dennis made a motion to send Notice of Late on the below Abatement Application. Jeff second the motion. All in Favor.

#	ADDRESS	MAP	Action Taken	Assessed
126	495 UNION ST	34-200	<u>NOTICE OF LATE SENT</u>	\$353,400.00

Dennis made a motion to Approve 2009 Abatement for Karen Hall - Map 62 Parcel 150. Jeff second the motion. All in Favor. The BOA had jurisdiction to act on this 2009 Application because the Bill was reassessed to Karen Hall on February 9, 2011.

Debbie discussed the revaluation for Rockland is scheduled to commence the end of August. Our DOR representative is Grace Sandell. Also the RFP legal notice will be placed in the Patriot Ledger.

Debbie discussed lowering the front counter and making it handicapped assessable.

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Debbie discussed the 2 Clause 18 Applications received. Debbie recommended sending one of the applicants the Senior Exemption Application.

Dennis made a motion to wait on Clause 18 decision and send Senior Exemption Application. Jeff second the motion. All in Favor.

Dennis made a motion to approve \$125 Abatement on the second Clause 18 Application. Jeff second the motion. All in Favor.

Discussion on how much money to release from the overlay.

Dennis made a motion to approve the below Total \$185,000.00 to be released from the overlay. Jeff second the motion. All in Favor.

2003 - \$15,000.00, 2004 - \$10,000.00, 2005 - \$10,000.00, 2007 - \$15,000.00, 2008 - \$40,000.00, 2009 - \$95,000.00

Debbie discussed submitting Articles for FY2012 Town Meeting. The Assessors will ask Town Meeting to approve transferring funds from the Overlay Surplus for the FY2012 Revaluation. Also for FY2011, to transfer \$15,000 to replenish funds borrowed from Finance Committee Reserve Fund.

Next BOA meeting is scheduled for Monday, April 11, 2011 at 5:00 pm.

At 6:59 pm Dennis made a motion to adjourn. The motion was 2nd by Jeff.
All in favor

Dennis M. Robson - Chairman

Jeffery Reale - Member