



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Chairman:

Dennis M. Robson

Vice Chairman:

Lisa M. Flaherty

Member:

Charles E. Wehner

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Assistant Assessor/Appraiser

Debra J. Krupczak, MAA

Minutes of BOA Meeting April 24, 2012

Vice Chairman Lisa M. Flaherty called the meeting to order at 6:01 pm.

In attendance were Vice Chairman Lisa M. Flaherty, Member Charles Wehner, Assistant Assessor/Appraiser Ms. Debra J. Krupczak, and taking minutes Administrative Assistant Ms. Delshaune R. Flipp

A motion was made by Vice Chairman Lisa M. Flaherty to approve the April 10, 2012 meeting minutes. Member Charles Wehner 2nd the motion. All in favor.

A motion was made by Vice Chairman Lisa M. Flaherty to approve & sign weekly bills from WB Mason for \$35.48, Denice Alexander for \$114.05. Member Charles Wehner 2nd the motion. All in favor Signed.

New Business:

- On the recommendation of Ms. Krupczak, motions were made by Vice Chairman Lisa M. Flaherty to deny the following Real Estate Abatements.

168 Concord St
23 North Ave.
494 Union St.
311 – 347 Centre Ave
160 – 180 Weymouth St.
113 – 115 Market St.
109 – 111 Market St.
105 Market St
84 Boxberry Ln
100 Market St.
192 Market St.
190 Pleasant St.
354 Liberty St.
609 Salem St.
21 – 23 School St.

The motions were 2nd by Member Charles E. Wehner. All in favor. Signed

- On the recommendation of Assessor Krupczak, a motion was made by Vice Chairman Lisa M. Flaherty to approve the following fiscal year 2012 Real Estate Abatement.

#127 (17 North Ave)

\$ 431.61

The motion was 2nd by Member Charles Wehner. All in favor. Signed.

New Business continued:

- Assessor Krupczak explained to the BOA that 0 Pond Street Map 9 Plot 40 was assessed for Fiscal Year 2012 to Ernest Caparotta in error. Previously it had been assessed to Owner Unknown c/o Mr. Caparotta's Business address. Mr. Caparotta sent in a copy of a recorded land court plan that showed the lot's owner was unknown. Ms. Krupczak asked the Assessors to sign State Tax Form 44 to Reassess Map 9 Plot 40 to Owner Unknown. Vice Chairman Flaherty made a motion to accept the reassessment. Member Charles Wehner 2nd the motion. All in favor. Signed.
- Assessor Krupczak updated the BOA on the Assessors Map update status. She is continuing to proof the completed maps for accuracy and sending them back to Global Mapping Associates for updates as necessary.

At 6:15 Paul S. Kapinos of Paul S. Kapinos & Associates joined the meeting to offer expert valuation recommendations on FY2011 Appellate Tax Board Appeals and FY2012 Property Tax Abatement Applications.

- **Vice Chairman Flaherty made a motion to adjourn the public meeting and go into executive session to discuss FY2011 Appellate Tax Board and FY2012 Abatement Negotiations. Member Charles Wehner 2nd the motion. All in favor.**

The Board took Mr. Kapinos' recommendations under advisement and Vice Chairman Lisa A. Flaherty made a motion to revisit the property tax appeals at the next scheduled meeting.

Vice Chairman Lisa M. Flaherty motioned to adjourn the meeting at 7:12 pm. The motion was 2nd by Member Charles Wehner. All in favor.

Lisa Flaherty - Vice Chairman