



*Office Board of Assessors,
No. 320 Broadway,*

New York, Dec. 23, 1910.

JOSEPH P. HENNESSY
PRESIDENT

WILLIAM C. ORMOND

ANTONIO C. ASTARITA

THOMAS J. DRENNAN
SECRETARY

Matter of John J. Murphy, 1737 DeKalb ave. Bklyn.

Hon. W. J. Gaynor,

M a y o r.

S i r:

In reply to the communication signed by your Secretary enclosing letter of John J. Murphy, #1737 DeKalb avenue, Brooklyn relative to assessment for street opening, as this Board has no jurisdiction in the matter of street openings, we have forwarded your letter and enclosure to the Bureau of Street Openings, No. 252 Jackson avenue, Long Island City, Queens, for a report.

Respectfully yours,

Thomas J. Drennan
Secretary.

600 words for
Mayors Message

I might write on this subject directly to the local boards, but as the Borough Presidents who are the chairmen of the local boards, sit in your Honorable body, this may be as direct a way as any to talk about it."

particularly because an assessment coming unexpectedly to a small property owner is frequently a hardship. It will not be so much of a hardship either to the small or the large property owner, however, if he knows about the business in advance.

dealt with; when, as a matter of fact, the display of a little civic interest in their own immediate locality at the outset would invite the attention of the public officials to their specific needs and then they would not have to waste much ~~of their~~ time on objections afterwards.

Therefore it is perhaps not out of place here to say to your Honorable Board, the members of which comprise local boards of public improvements in the various boroughs, it would be well to encourage, as much as possible, the appearance or representation of a substantial number of property owners in the first place before the local boards when the latter proceed to consider assessable improvements. Objections to the necessity of this or that improvement, plans and other details thereof might thus be discussed with better satisfaction to the property owner, than by waiting for a hearing before the Board of Assessors after the work is done. After an improvement is accepted from the contractor by the City and the Contract price---rather the last installment of the contract price is paid, it is then rather late to say that the improvement is not necessary or that it is too costly. I take advantage of this opportunity to address myself through your Honorable Board to property owners generally and to the small property owner

MEMORANDUM FOR MAYOR'S MESSAGE
FROM THE BOARD OF ASSESSORS,
CONSISTING OF 600 WORDS.

- - - - -;

BOARD OF ASSESSORS.

" Section 943 of the **Charter** requires the Board of Assessors to make all assessments, other than those required to be confirmed by a court of record, for local improvements.

The apportionment of assessments is made on the theory of benefit and at the same time must be made as equitably as possible. Small and large property owners are affected relatively alike. Yet, I am informed that it is a very common thing for citizens to manifest their first knowledge of a public improvement only, when it is about time to pay back to the City the money it has advanced for such improvement. Some property owners, I find, only get busy with objections to assessments after they receive their bills from the Finance Department. They then proceed to write letters trying to find out how everything happened, and at the same time endeavor to show that they are unfairly



JOSEPH P. HENNESSY,
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Office Board of Assessors,
No. 320 Broadway,

New York, Nov. 14, 1910.

Hon. W. J. Gaynor,
Mayor.

Sir:

We have forwarded today a letter received, signed by your Secretary, Robert Adamson, in the matter of the application from Leon G. Losee, 1549 Beach avenue with reference to the assessment for improvement of Walker avenue, Borough of The Bronx to the Bureau of Street Openings, as the question for consideration applies to that bureau.

Yours respectfully,

Thomas J. Drennan
Secretary.



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*Office Board of Assessors,
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New York,

Nov. 14, 1910.

Sewer in Hawthorne str. Bklyn.

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In a case, however, where a sewer has been in use more than 15 years and benefit had accordingly as in the present instance, but where it served only house purposes, no allowance is ever made.

It is not correct to say that the Board of Assessors acknowledged that there had been a mistake in the apportionment of the assessment.

As to the question of a fair apportionment of the assessment, the fact is that the charge is uniform where the benefit is regarded as equal; the lots having smaller charges against them are lots that have indirect benefit only. In this instance Mr. Thompson has a sewer now adequate for all purposes and he will not have to bear any future sewer assessment.

Yours respectfully,

Thomas J. Drennan
Secretary.

Enclosure:

ST. BRYAN.
Brooklyn: re sewer in Hawthorne
Thompson, 208 Hawthorne Street,
Re letter of Mr. Wm.
Nov. 14/10



JOSEPH P. HENNESSY,
PRESIDENT
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THOMAS J. DRENNAN
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*Office Board of Assessors,
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New York, Nov. 14, 1910.

Sewer in Hawthorne str., etc. Bklyn.

Hon. W. J. Gaynor,
Mayor.

S i r:

Replying to the enclosed letter of Mr. William Thompson, #268 Hawthorne street, Brooklyn, I beg to say that this office has already replied to a prior and similar letter of Mr. Thompson's transmitted to the Board of Assessors by Comptroller Prendergast.

The charge for this improvement, \$44.14 per 20 foot lot is under the average price for a new sewer of such character in the Borough of Brooklyn. The point of Mr. Thompson's complaint seems to be that the present sewer replaces a former sewer and on this account some allowance should have been made in his assessment. The old sewer, it is true, might have been adequate for Mr. Thompson's use, but it was absolutely inadequate for general purposes. The new sewer was designed principally to take care of storm water drainage. The former sewer was 16 years in existence and if any allowance could have been made to Mr. Thompson, had he made objection, it would have been insignificant at most. No objection was, however, received from him while the assessment was pending.

The Board has made allowances in the case of new construction where there were old sewers adequate for all purposes.



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*Office Board of Assessors,
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New York,

October 31, 1913.

Hon. Ardolf Kline, M a y o r ,
Chairman, Board of Estimate and
Apportionment, City of New York.

S i r :

The Board of Assessors respectfully asks for the following transfers, affecting its contingency accounts; same being within the appropriations for the currant year:

\$32.55 from code number 2038 (Office Equipment) to code number 2043 (General Plant Service).

\$43.12 from code number 2038 (Office Equipment) to code number 2037 (Office Supplies).

The first mentioned transfer is needed to pay for the supply of ice during the currant year while the second is for the purchase of large stamped envelopes for use in this office.

If these transfers are made there will still be an unexpended balance in account number 2038 of \$48.83 which will be turned into the Sinking Fund.

Yours respectfully

Thomas J. Drennan
Secretary.



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*Office Board of Assessors,
No. 320 Broadway,*

New York, September 12, 1913.

Hon. Adolph L. Kline, Mayor,
City of New York.

Dear Sir:

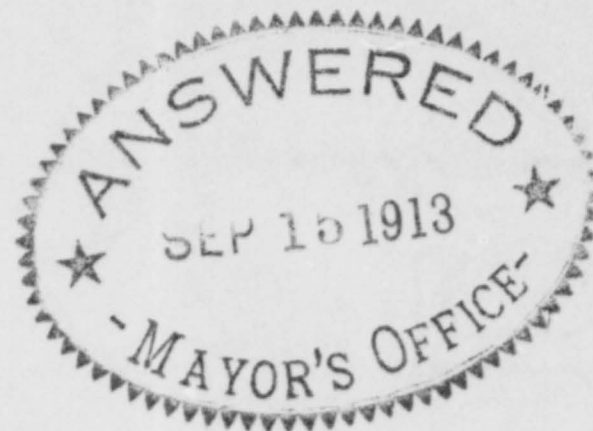
On behalf of the Board of Assessors I beg to say that it is at your service for any suggestion or advice that you deem proper to offer.

I beg to add that the members of this board were appointed by the late Mayor W.J. Gaynor whose untimely death the whole community mourns.

I beg to further add that the work of this office is proceeding without interruption to the interests of the public on the lines laid down by Mayor Gaynor.

Yours truly

Joseph P. Hennessy
President.





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*Office Board of Assessors,
No. 320 Broadway,*

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New York, Sept. 2, 1910.

New York avenue, Bk.

which might be a little high, but not so high as to justify any reduction of the assessment by the Board of Assessors. The assessment all around was affected by the damages for change of grade, which damages had of course to be included in the total assessment. It is respectfully submitted that Mr. Zimmermann has no reasonable ground of complaint in this matter. There is nothing to show in his letter that any of the persons who gave him estimates, submitted bids when the contract was under consideration, and ~~as above indicated~~ their estimates were made after and not before the work was done.

Referring to paragraph three of Mr. Zimmermann's letter, I would respectfully refer you to the Bureau of Street Openings.

Respectfully,

Thomas J. Drennan
Secretary.

7 enclosures:



*Office Board of Assessors,
No. 320 Broadway,*

New York,

Sept. 2, 1910.

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JOSEPH P. HENNESSY
PRESIDENT
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THOMAS J. DRENNAN
SECRETARY

New York avenue, Bk.

The contract for this work was let to the lowest bidder by the President of the Borough of Brooklyn, at the following prices:

Sidewalks	@	\$0.15 per sq. ft.
Curb stone	@	1.00 " lin. ft.
Excavation	@	.40 " cu. yd.
Embankment	@	.01 " " "

The total cost of the work was \$10,399.74, to which awards for damages caused by change of grade, under section 946 of the Charter, amounting to \$3,250. were added. The expenses in connection with the contract are as follows:

Engineering	\$ 89.06	
Surveying	391.68	
Inspection	360.00	
Interest	<u>426.05</u>	\$1,266.79

Total cost of the improvement to be raised by assessment
\$14,916.53.

This matter was advertised April 28, 1910 giving notice of the completion of the assessment to property owners and inviting objections thereto, if any. No objection was received from Mr. Zimmermann. In fact no objection was received from any one and the assessment was confirmed June 7th, last. The estimates submitted by Mr. Zimmermann prove nothing. Only one of them specifically mentions "stone curb", and fixes the price at 75cts. The price to the city in the instance in question was \$1.00,



*Office Board of Assessors,
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New York,

Sept. 2, 1910.

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THOMAS J. DRENNAN
SECRETARY

In matter of New York ave. Bklyn.

Hon. John Purroy Mitchel,

Acting Mayor City of New York.

S i r:

Replying to your letter of August 30th, enclosing a communication from Mr. L. Zimmermann, to which were attached two assessment bills and three estimates, all of which are returned herewith, I beg to report as follows:

Mr. Zimmermann is the owner of lot 1 in block 4797 with a frontage of 200 feet on New York avenue, running from Midwood street to Maple street. The Assessment to which he refers in the fourth paragraph of his letter is for the regulating, grading, curbing and flagging of New York avenue from Clarkson to Malbone streets, for which improvement he is assessed for a line charge to the extent of his frontage, viz 200 feet, at a rate of \$2.388 per foot, amounting to \$477.63. The property on all of the intersecting streets is assessed for general benefit to the extent of one-half the block at the rate of 25cts. a foot--he being assessed for 275 feet on each side of the intersecting streets, namely, Maple and Midwood streets, which equals 550 feet at 25cts. making the total of his assessment as stated in his letter \$615.13.

BOX
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FOLDER
009

Assessors Office, Board of

1913, Sept.-Dec.