

Board of Assessors Minutes
Wednesday, January 18, 2023 at 4:00 p.m.
Assessors Conference Room, 60 Center Square, East Longmeadow, MA

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor and Diane L. Bishop, Director of Assessing
Also in attendance, Tom Christenson, Deputy Town Manager

Chairman Grudgen called the meeting to order at 4:00 p.m. Chairman Grudgen stated in accordance with M.G. Laws Chapter 30A, Section 20, this meeting is being recorded ELCAT and our office.

Meeting Minutes: Ms. Ghedini reviewed the minutes from December 14, 2022 and found them to be in order as to content and moved they be accepted. Chairman Grudgen made a motion to accept. Ms. Ghedini seconded. Motion passes 2-0.

Administrative:

1. **Warrants:** The board reviewed and signed the following warrant:
 - FY2023 Additional Tax Due to Revision of Valuation Warrant-\$714.24
2. **Reports:** The board reviewed and signed when necessary the following monthly reports:
 - Motor Vehicle Excise Abatement Report for December (2021 & 2022)-\$1,821.77
 - FY23 Statutory Exemption Report for December-\$118,661.28 / CPA \$1,013.81
 - FY23 RE Abatement Report (SWAP) for December-\$27,553.52
 - LA-3 Sales Report for the month of December: Chairman Grudgen stated the sales are still strong at all level with the majority in the 80 percentile which means houses are still selling well above their new FY23 assessment; the softening of the market has not officially happened yet here in East Longmeadow. There are not many homes on the market so the supply/demand issue still exists.
 - BP Report for the month of December: Ms. Bishop stated for the month of December there were two building permits for new dwellings bring us to thirteen new dwellings for calendar year 2022. Ms. Bishop provided the board members with a spreadsheet showing the number of new home built by calendar year for the past 20 years.
 - Director's Report:
 - FY23 Tax Bills: The FY23 tax bills were mailed on December 27, 2022. The tax bills reflect the new FY23 assessments and tax rate. The 3rd quarter tax bill is generally higher than the first two preliminary tax bills paid in August and November. Once the FY 23 new assessment times new tax rate has been determined, the preliminary tax payments are deducted from the new FY23 tax obligation with the balance split into two installments for February 1st and May 1st. Also noted was the deadline to for the 3rd tax payment which is the same deadline for filing abatement applications. If a taxpayer has not received their tax bill as of yet, it is recommended to contact the Collectors Office. Chairman Grudgen added the FY23 assessments are based on the assessment date of January 1, 2022.
 - FY24 Form of List and 3 ABC Forms: A bright orange postcard has been sent to all owners of personal property accounts currently on file. The Assessor's notice is posted at the Post Office in Town, on Town Clerks Bulletin Board and on our town website. 3ABC forms were mailed to all tax-exempt property owners. The Form of List can be downloaded from the Assessors webpage or by contacting the Assessor's office to request a form by email or by USPS.
 - Town Website: The Assessors webpage has new, updated and/or added information. Many times you can get the answers to your questions by checking out our website. If you cannot find what you are looking for please contact the office for assistance!
 - 2023 Motor Vehicle Excise Bills: The office has received from the RMV and began processing the first Motor Vehicle Excise commitment. There are approximately 15,400 bills for 2023. These bills will be issued February 13, 2023 and will be due March 15, 2023.

3. **Notice of Intent to Removed Land from Chapter 61A:** As required by M. G. L. Ch. 61 §14, the owner of 540 Somers Road plans on removing 2.29 acres of land with the intent of transferring the land to her abutter at 520 Somers Road (the abutter is a family member). Currently parcel 66-33-0 containing 15.43 acres with 12.48 acres classified as agricultural land. The 2.29 acres is part of the agricultural land which may result in a Rollback tax. The Board of Assessors reviewed the information with a motion made by Chairman Grudgen and seconded by Ms. Ghedini to recommend to the Town Council the Assessor's endorsement on this request. Motion passed 2-0.
4. **FY23 Apportionment of Tax on Divided Real Estate & Notice of Divided RE Tax Assessment:** This apportionment came at the request of the land owner who subdivided her property after the January 1, 2022 assessment. The original parcel known as 75 Hampden Road (65-27-20) had 1.89 acres of land along with a single family home. The land was split into two parcel creating Parcel B containing .74 acres by a Plan of Land on June 17, 2022 and subsequently sold on July 6, 2022. This apportionment does not create any additional tax but merely apportions the tax assessed between the original and new owner of Parcel B. The Notice of Divided RE Tax Assessment will notify each owner of their portion of the tax to be paid.
5. **Chapter 61B Recreational Land Tax Lien:** The board reviewed and signed this document before a Notary as required by law prior to the start of this meeting. This tax lien will be sent to Hampden County Registry of Deeds for recording.
6. **Draft -2022 Annual Town Report:** Ms. Bishop put the annual 2022 town report narrative along with the required attachments per town by-laws. Chairman Grudgen will review and follow up with the Director.

Chairman Grudgen made a motion to go into executive session at 4:20 p.m. to review Motor Vehicle Excise Abatement Applications, FY23 Statutory Exemption Applications and an ATB update only to return to open session to record any votes and adjourn. The following roll call was taken. Ms. Ghedini, Yes; Mr. Grudgen, Yes. Motion passes 2-0

The board returned to open session at 4:50 p.m.

The following list is the votes of the Board of Assessors on Statutory Exemptions put before them. A motion was made by Chairman Grudgen and seconded by Ms. Ghedini. Motion passed 2-0.

| Count | Parcel ID # | Location | Abt / Exempt | Clause | Vote /Date | BOA Action |
|-------|-------------|----------------------|--------------|--------|------------|------------|
| 1 | 3-23-2A | 58 TUFTS ST | EXEMPTION | 22 | 1/18/2023 | Granted |
| 2 | 77-68-8 | 15 ROLLING MEADOW LN | EXEMPTION | 22 | 1/18/2023 | Granted |
| 3 | 42-32-13 | 44 OLD FARM RD | EXEMPTION | 22D | 1/18/2023 | Granted |
| 4 | 65-36-4 | 35 STONEHILL RD | EXEMPTION | 22 | 1/18/2023 | Granted |
| 5 | 61-33-7 | 20 MARCI AV | EXEMPTION | 22 | 1/18/2023 | Granted |
| 6 | 15-53-33 | 98 BAYNE ST | EXEMPTION | 22 | 1/18/2023 | Granted |
| 7 | 2A-54-611 | 89 GERRARD AV | EXEMPTION | 41C | 1/18/2023 | Granted |
| 8 | 25-90-4 | 5 DAY AV | EXEMPTION | 22E | 1/18/2023 | Granted |
| 9 | 7-13-5 | 439 CHESTNUT ST | EXEMPTION | 22 | 1/18/2023 | Granted |
| 10 | 7-23-22 | 17 LORI LN | EXEMPTION | 22E | 1/18/2023 | Granted |
| 11 | 24-133-39 | 16 HELEN CR | EXEMPTION | 22 | 1/18/2023 | Granted |
| 12 | 40-27-64 | 232 SOMERS RD | EXEMPTION | 22 | 1/18/2023 | Granted |
| 13 | 6-67-70 | 8 SUSAN ST | EXEMPTION | 22 | 1/18/2023 | Granted |

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|----|-----------|----------------------|-----------|-----|-----------|---------|
| 14 | 90-1-43 | 22 KENNETH LUNDEN DR | EXEMPTION | 37A | 1/18/2023 | Granted |
| 15 | 23-74-107 | 47 MAYFAIR ST | EXEMPTION | 41C | 1/18/2023 | Granted |
| 16 | 46-6-13 | 4 THERESA ST | EXEMPTION | 22E | 1/18/2023 | Granted |
| 17 | 54-5-49 | 64 LEE ST | EXEMPTION | 22 | 1/18/2023 | Granted |
| 18 | 25-96-5 | 10 MELODY LN | EXEMPTION | 41C | 1/18/2023 | Granted |
| 19 | 38-39-38 | 25 SPRING VALLEY RD | EXEMPTION | 22 | 1/18/2023 | Granted |

Chairman Grudgen stated our next meeting will be held on Wednesday, February 15, 2023 at 4:30 pm.

Chairman Grudgen made a motion to adjourn. Ms. Ghedini seconded. Motion passed 2-0.

Meeting adjourned at 5:00 p.m.

Respectfully Submitted,

Marilyn Ghedini
Assessor

Documents Reviewed: Minutes; Warrant; MVE Abatement Report; RE Statutory Exemption Report; RE Abatement Report; LA-3 Sales Report; Building Permit Report; Director's Report; Apportionment of Tax on Divided RE; Notice of Divided RE Tax Assessment; Notice of Intent to Remove Land from Chapter 61A; Chapter 61B Tax Lien; Draft 2022 Annual Report; FY23 Statutory Exemptions Applications (19).