

Board of Assessors Minutes
Wednesday, February 15, 2023 at 4:30 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

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

Meeting Minutes: Ms. Ghedini reviewed the minutes from January 18, 2023 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:

Warrants: The board reviewed and signed the following warrants:

- 2023 Motor Vehicle Excise Warrant Commitment 1-\$1,940,130.75
- 2022 Motor Vehicle Excise Warrant Commitment 7-\$13,293.26
- FY23 Supplemental Real Estate Tax Warrant-\$47,459.41
- FY23 Supplemental CPA Tax Warrant-\$474.59
- FY23 Revised/Omitted CPA Tax Warrant-\$7.14

Reports: The board reviewed and signed when necessary the following monthly reports:

- Motor Vehicle Excise Abatement Report for January (2021 & 2022)-\$449.80
- FY23 Statutory Exemption Report for January-\$10,400 / CPA \$104.00
- Accounting Notice in the amount of \$1,954,145.39
- LA-3 Sales Report for the month of January: Chairman Grudgen questioned a couple of sales on the January list mostly on commercial sales to see if it was on MLS or Loop-net. Ms. Bishop stated she has heard many people stating the RE market has slowed down when what is happening is the number of sales are down but the sale prices are still high. Ms. Bishop did an overview of calendar year 2022 sales for single family and condos. The median for single family homes dropped to a .87 ASR with condos dropping to .82 ASR. When looking at the quartile report it was a pretty tight ASR with the first quarter being .88 and the remaining 3 quarter at .86 ASR. Prior to determining the potential increase in valuations for FY24, Ms. Bishop will monitor the first half of calendar year 2023 to see what is happening in the market.
- BP Report for the month of January: Ms. Bishop stated we have one new dwelling to start the new year with the remaining permits being solar, windows, reroofs with a few remodels.
- Director's Report:
 - a) FY24 Form of List and 3ABC Forms: As a reminder to all business owners, their Personal Property Form of List is due by March 1st. The Form of List should list all assets in your business as of January 1, 2023. It is recommended to create a simple spreadsheet listing all your assets and attach to Form of List. Each year you can update your spreadsheet for any additions or deletions which makes for an easy filling! Information on your spreadsheet should include Type of Asset, how many, date of purchase, purchase price and date of disposal if warranted. The Personal Property Form of List is available on the Assessors webpage under Forms. A taxpayer can request a

form by mail or email if needed! Tax exempt property owners also have the same March 1st deadline for submitting their 3ABC with the required attachments in order to remain tax exempt

b) **2023 Motor Vehicle Excise Bills:** The first MVE Commitment for 2023 was received from the RMV with 15,367 bills processed. Also received was Commitment 7 for 2022 which included 338 bills. Commitment 7 contains MVE bills covering vehicles registered in November and December. A taxpayer may apply for an MVE abatement providing they have transferred the title to another party and either transferred or canceled their registration. If a taxpayer moves within Massachusetts during the calendar year they pay the municipality where they resided on January 1st. If a taxpayer moves out of Massachusetts, they may apply for an abatement by completing the application and providing the MA registration cancellation and their new registration in the state where they now reside. If a taxpayer needs assistance, we are available Monday through Friday 8-4. The town offices are open with the assessing staff able to assist taxpayers in person, by phone or email; whichever is the most convenient for the taxpayers! All excise bills mailed on February 13, 2023 are due by March 15, 2023.

- **Revised Notice of Intent to Removed Land from Chapter 61A:** As required by M. G. L. Ch. 61 §14, the owner of 540 Somers Road notified the town of her plans on removing some land with the intent of transferring the land to her abutter at 520 Somers Road (the abutter is a family member). The Board of Assessors reviewed the original plan at their last meeting. The revised plan is actually .12 ac less than the original plan with the Board again agreeing they have no issues or concerns with this revised plan and they still would recommend the Assessor's endorsement on this request.
- **2022 Final Equalized Valuations (EQV):** The Bureau of Local Assessment has completed the 2022 proposed Equalized Valuation Program as of January 1, 2022. EQV is used in the allocation of aid to public libraries, calculating Chapter 70 funding, reimbursement rate of school construction projects along with some Cherry Sheet charges such a Regional Transit District, and Air Pollution Control. EQV is used in calculating the town's debt limit too. The 3 year average for estimated growth is part of our Proposed Equalized Valuation also. The 2022 Final Equalized Valuation is \$2,311,361,300.

Chairman Grudgen stated our next meeting is planned to be held on March 15, 2023 at 4:30 pm.

Chairman Grudgen made a motion to go into executive session at 4:55 p.m. to review Motor Vehicle Excise Abatement Applications, FY23 Statutory Exemption Applications and FY23 Real & Personal Abatement 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 5:55 p.m.

The following list is the votes of the Board of Assessors on all Motor Vehicle applications put before them. A motion was made by Mr. Grudgen and seconded by Ms. Ghedini. Motion passed 2-0.

Year	Bill# or Plate	Name	BOA Action
2022	7008	Chase Auto	Denied
2023	Farm Plate	Bilton	Granted
2023	Farm Plate	Turnberg	Granted
2023	Farm Plate	Burney	Granted
2023	Farm Plate	Redstone Farms & Barns LLC	Granted
2023	Farm Plate	Graziano Bros. Landscaping	Granted
2023	Exempt-under PP	Temporary Housing Inc.	Granted

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

Parcel ID #	Location	Abt / Exempt	Clause	Vote /Date	BOA Action
4-76-50	9 FRANCONIA CR	EXEMPTION	22E	2/15/2023	GRANTED
94-21-26	51 BRYNMAWR DR	EXEMPTION	22E	2/15/2023	GRANTED
2B-69-10	2 LONDERGAN PL	EXEMPTION	41C	2/15/2023	GRANTED
86-20-11	48 MILLBROOK DR	EXEMPTION	22	2/15/2023	GRANTED
26-159-0	82 ELM ST	EXEMPTION	37A	2/15/2023	GRANTED
15A-57-590	84 WESTWOOD AV	EXEMPTION	41C	2/15/2023	GRANTED
48-74-4	79 PORTER RD	EXEMPTION	41C	2/15/2023	GRANTED
26-115-7	43 ELM ST	EXEMPTION	41C	2/15/2023	GRANTED
17-56-16	25 KNOLLWOOD DR	EXEMPTION	22E	2/15/2023	GRANTED
58-24-0	60 ALLEN ST	EXEMPTION	41C	2/15/2023	GRANTED
2-45-8	37 THOMPSON ST	ABATEMENT	59	2/15/2023	GRANTED
2-44-7	35 THOMPSON ST	ABATEMENT	59	2/15/2023	GRANTED
63-1-15	22 FERNWOOD DR	ABATEMENT	59	2/15/2023	GRANTED
27-147-0	100 PROSPECT ST	ABATEMENT	59	2/15/2023	DENIED
37-31-0	158 PLEASANT ST	ABATEMENT	59	2/15/2023	DENIED
7-6-0	135 BENTON DR	ABATEMENT	59	2/15/2023	DENIED
8-8-1	135 BENTON DR	ABATEMENT	59	2/15/2023	DENIED
63-15-24	106 FERNWOOD DR	ABATEMENT	59	2/15/2023	DENIED
39-25-15	33 ST JOSEPH DR	ABATEMENT	59	2/15/2023	DENIED
PP# 001601	135 PARKER ST	ABATEMENT	59	2/15/2023	DENIED

Chairman Grudgen made a motion to adjourn at 6:00. Ms. Ghedini seconded. Motion passed 2-0.

Respectfully Submitted,

Marilyn Ghedini

Assessor

Documents Reviewed: Minutes; Warrants(5); MVE Abatement Report; RE Statutory Exemption Report; Accounting Notice; LA-3 Sales Report; Building Permit Report; Director's Report; Revised Notice of Intent to Remove Land from Chapter 61A; 2022 EQV Final Report; MVE & Boat Abatement applications (7); FY23 Statutory Exemptions Applications (10); FY23 RE & PP Abatement Applications (10) and one ATB notice.