

Board of Assessors Minutes
Wednesday, September 13, 2023 at 4:30 p.m.
Conference Room, 382 North Main St, Suite 205, East Longmeadow, MA

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor; Lucianne Giguere, Assessor; Diane Bishop, Director of Assessing; Keri-Ann Wenzel, Assistant Assessor

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 by recorded ELCAT and our office.

Meeting Minutes: Ms. Ghedini reviewed the minutes from August 9, 2023 and found them to be in order and moved they be accepted. Ms. Giguere seconded. Motion passes 3-0.

Administrative:

Warrants: The board reviewed and signed the following warrant:

- 2023 Motor Vehicle Excise Commitment #5 - \$69,224.63

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

- Motor Vehicle Excise Abatement Report for August (2022 & 2023) - \$3,007.86
- Accounting Notice for the month of September - \$71,569.63
- LA-3 Sales Report for the month of August: Ms. Ghedini noted there were not many transfers. Chairman Grudgen shared there were a lot of properties that sold in the assessed to sale ratio of 70% to 80% and one over 1.06%. Ms. Bishop stated that one property sold as is and has condition issues.
- BP Report for the month of August: Ms. Bishop stated there are no new buildings in August. There are currently four new constructions year to date. Mr. Grudgen shared the new growth will be low for the upcoming year. Ms. Ghedini mention that there are a lot of new lots and new subdivisions going in.
- Director Update
 1. Annual Chapterland Applications: A quick reminder, the deadline to file for Chapterland Applications was October 1st but has been changed to December 1st.
 2. 2nd Quarter Legal File and Tax Bills: The tax bills will be mailed prior to October 1st and due November 1st. The file has updated new owners as of august 31st. It is still a preliminary tax bills. There will be an insert in both the real estate and personal property tax bills informing taxpayers that the Assessor's office has moved to 382 North Main Street, Suite 205. This is in anticipation of the exemptions applications, that we start accepting November 1st. The flyer will also have information as to what the Assessor's office does and what the Collectors office does. Payments still fall under the Collector's office and they are located at 60 Center Square.
 3. FY24 LA Forms: The assessments and sale review are being completed and all new construction has been entered. Once completed, the LA4 Assessment Report, LA13 Growth Report and LA-15 Interim Year Adjustment report will need to be signed off on DLS Gateway by each assessor so we can receive approval by the state.

Ms. Bishop shared with the Board of Assessors a spreadsheet of upcoming assessor's meetings. There are a lot of meetings that are coming up including the Classification Hearing, ATB hearings and regular scheduled Board of Assessors meetings. The Classification Hearing is tentatively scheduled for November 14th.

FY24- MVE Exemption Reimbursement Report - \$2,260.59: Ms. Bishop explained according to Mass. General Law, we are entitled to be reimbursed from the state for Disabled Veteran motor vehicle excise that was exempted

FY23 CP-1 Report - \$337,798.26: Ms. Bishop shared the town can be reimbursed through the Community Preservation Surcharge. The surcharge is collected when documents are recorded with the Registry of Deeds which are marked for the CPA fund. The state gives a percentage of the money back as matching funds.

Board of Assessors Meeting
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FY24 Valuation Review and LA Forms: The Board welcomed our consultant Roy Bishop, Bishop and Associates. Mr. Bishop gave an overview of the 2022 calendar year sales which reflects the FY24 values. Mr. Bishop shared residential properties increased 9%, condos a little more. The median meets the Commissioner of Revenue standards at 95%. Mr. Bishop stated properties are still selling higher than the assessed values to this date. Chairman Grudgen shared he also reviewed the 2022 sales on the MLS and also come up with a 9% increase.

Ms. Ghedini questioned why there is a high parcel count difference in the 501's and 502's. Ms. Bishop shared since the Town accepted the new personal property threshold of \$5,000 in personal property, any accounts under \$5,000 threshold have been exempted and made inactive.

Mr. Bishop stated the depreciation tables, base rates along with prime site land values have been updated. Some outbuilding rates have been adjusted, ex. sheds, decks & garages.

The following reports were reviewed and signed so new values may be submitted to DOR/DLS for approval: FY24 LA-4 Classification Report, FY24 La-13 Growth Report, FY24 LA-3 Sales Report and FY24 LA-15 Interim Year Adjustment Report.

Chairman Grudgen shared with the public residential values are increasing about 9% and condominiums values are increasing about 12%. This is using 2022 calendar year sales, January 1, 2022 to December 31, 2022.

Chairman Grudgen made a motion to go into executive session at 5:08 p.m. to review Motor Vehicle & Boat Excise Abatements, Real Estate Abatement, ATB-Update only to return to open session to record any votes if warranted and adjourn. The following roll call was taken. Ms. Giguere, Yes; Ms. Ghedini, Yes; Mr. Grudgen, Yes. Motion passes 3-0

The board returned to open session at 6:09 p.m.

The following list is the votes of the Board of Assessors on Motor Vehicle applications put before them. A motion was made by Mr. Grudgen and seconded by Ms. Ghedini. Motion passed 3-0.

YEAR	BILL #	NAME	BOA ACTION
2022	2293	CCAP AUTO LEASE LTD	APPROVED
2021	5944	KEUN	DENIED
2022	4585	FERRENTINO	DENIED
2022	9421	MIKLAVIC	DENIED
2021	14426	VCFS AUTO LEASING COMPANY	DENIED
2023	6825	INTEGRATED VEHICLE LEASING INC	DENIED

The next meeting of the Board of Assessors will be on Wednesday, October 18, 2023 at 4:30 p.m.

Chairman Grudgen made a motion to adjourn at 6:09 pm. Ms. Ghedini seconded. Motion passed 3-0.

Respectfully Submitted,

Marilyn Ghedini
Assessor

Documents Reviewed: Minutes; Warrant; MVE & Boat Abatement Report; LA-3 Sales Report; Building Permit Report; Director's Update; Upcoming Assessors Meetings; FY24 MVE Reimbursement Report; FY23 CP-1 Report; FY24 Valuation documents; MVE Abatement Applications (6); ATB Notices (3).