

Board of Assessors Minutes
Wednesday, September 22, 2021 at 4:30 p.m.
Assessors Conference Room, 60 Center Square, East Longmeadow, MA

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor; J. William Johnston, Clerk of the Board and Diane L. Bishop, Director of Assessing

Mr. 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 is also being recorded by our office.

Meeting Minutes: Mr. Johnston reviewed the minutes from the meeting of August 18, 2021 and found them to be in order as to form and content and moved they be approved. Mr. Grudgen seconded. Motion passes 3-0.

Administrative:

Warrants: The board reviewed and signed the following warrant:

- Motor Vehicle Excise Commitment #4 in the amount of \$74,782.92

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

- MVE Abatement Report (August) 2020 & 2021- \$5,849.15
- Notice of Commitment to Accountant (August)-\$74,782.92
- LA-3 Sales Report (August): The board members reviewed the LA-3 Sales report. Mr. Grudgen noted again a lot of ASR's in the .70's and the .80's. The board members had no questions on these sales as this has been a continuing trend.
- BP Report (August): Ms. Bishop stated we received 2 new dwelling permits bring the total year to date to 24 new dwellings.
- Director's Report:
 1. **MVE Commitment Four:** This latest commitment contains approximately 535 Excise bill which will be mailed on September 27, 2021 and will be due by October 28, 2021. This commitment contains any vehicles registered since mid-July.
 2. **Annual Chapterland Applications Notices:** Just a reminder to all 61, 61A & 61 B landowners of the annual application to be submitted no later than October 1, 2021 by the close of the business day. The applications, acknowledgement forms and maps are available in the office for our forest, agricultural and recreational property owners.
 3. **COA Open House:** Our office was represented at the Open House at the Senior Center on Wednesday, September 15, 2021. Sharing exemption information with attendees in person and was able to answer individual questions. It was great greeting our residents in person again!!! For those who could not attend, please be feel free to contact our office or stop in for information regarding exemption in the town of East Longmeadow.
 4. **FY22 Sales Analysis:** The past two months have been busy working on the Sales Analysis in preparation for the assessors review and determine the direction the assessments will be moving for FY22. The analysis includes all residential arms-length sales from calendar year 2020. It will come as no surprise to the Assessors; the sales market was strong in 2020 and continues to be strong in 2021. The assessors will be reviewing the statistics following this Director's Report.

FY2022 MVE Reimbursement Report: The board signed this annual report to receive reimbursement of any fully exempted MVE for veteran's with a permanent disability as approved by the RMV/MAB or having a DV Plate. The total exemptions granted was in the amount of \$987.90.

Review of FY2022 Real Estate Valuations: Ms. Bishop shared the board members reviewed the sales that took place for calendar 2020 and found the median Assessment to Sales ratio dropped to .92 for single and multi-family homes, .94 for residential condos and vacant land dropping to .90. The board recommended the ASR's for each category to be brought .98 across the board. The commercial and industrial properties did not warrant a change and in some cases a reduction was necessary to meet the statistical analysis for approval of values.

Ms. Bishop shared the residential, multi family values were increased by 6% with residential condos by 4% and vacant land by 8%. The board reviewed the Old to New Value spreadsheet by class code. The board was in agreement the increases were necessary to received DOR approval.

The following reports reviewed and signed when needed in order to be submitted to DOR/DLS for approval:

- FY22 LA-4 Classification Report
- FY22 LA4 Comparison Report
- FY22 LA-13 Growth Report
- FY22 LA-13A Amended Growth Report
- FY22 LA-13 Growth Comparison Report
- FY22 LA-3 Sales Report-Quartile & Statistical Summary Sheet
- FY22 LA-15 Interim Year Adjustment Report

Ms. Bishop stated she will upload these reports and the necessary supporting documentation to the DLS Gateway tomorrow.

Mr. Grudgen made a motion to go into executive session at 5:00 p.m. to discuss Motor Vehicle Excise Abatements, a Tax Exempt property, Incomplete FY 22 Personal Property returns, two ATB appeals and a potential solar tax agreement request, only to return to open session to record our votes if any and adjourn. The following roll call was taken. Mr. Johnston, Yes; Ms. Ghedini, Yes; Mr. Grudgen, Yes Motion passes 3-0

The board returned to open session at 6:00 p.m.

The Board of Assessors signed the following Abatement application:

Parcel ID #	Location	Type	Date	Vote
14-13-0	294 North Main St	Abatement	9-22-21	Granted

The next regularly scheduled meeting of the Board of Assessors will be held on Wednesday, October 20, 2021 at 4:30 p.m.

Mr. Grudgen made a motion to adjourn. Ms. Ghedini seconded. Motion passed 3-0.

Meeting adjourned at 6:00 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; MVE Warrant; MVE Abatement Report; FY21 Abatement Report; Notice of Commitment to Accountant; LA-3 Sales Report; Building Permit Report; Director's Report; FY22 MVE Reimbursement Report; FY 2022 Valuation documents and spreadsheet, Legal Opinion-tax exempt property, PP incomplete returns and ATB documents.