

Board Of Assessor's Minutes
January 20, 2023 9:00am
Greenwood Center 231 Maple Road Room #2, Longmeadow, MA

Assessors Present: Michael Zeller, Chairperson; Katya Berezovskaya-Magee, Vice Chairperson; Richard Foster, Clerk

Others Present: Paul Pasterczyk, Interim Finance Director, Jonathan Fein, Resident, Ken Rodgers remotely by phone at 9:35am

Chairperson Zeller called the meeting to order at 9:00am

Public Comment: Mr. Fein expressed that the valuation of his residence had increase 35% percent and was looking for rational from the Board as to why. Mr. Pasterczyk explained that the FY 2023 valuations were based upon sales data from 2021 when the sales of residential property were selling for far more than the assessed value and in many cases the asking prices of the property. Mr. Fien, being a former member of the Board of Assessors knew how assessment worked but believed that his valuation was wrong and needed to corrected. Mr. Fien told the Board that he would be filing an abatement believing that his valuation was too high

Minutes: November 28, 2022 minutes – a motion was made by Mr. Zeller to accept the minutes of the November 28, 2022 meeting. Ms. Magee seconded it and the motion passed 3-0.

Old Business: The Board discussed the corrected application for Recreation Land Classification under Chapter 61 of the property on Mill Rd. / back of 172 Crestview Circle. Having reviewed the application and getting the application and the process corrected the Board voted on the application. Mr. Zeller made a motion to accept the minutes of the November 28, 2022 meeting. Mr. Foster seconded it and the motion passed 3-0.

New Business: The following monthly abatement reports were acted upon by the Board

November 2022 - Levy of 2020 = \$928.71, Levy of 2021 = \$219.81 and Levy of 2022 = \$18,460.41
A motion was by Mr. Foster to abate Motor Vehicle Excise Tax abatements totaling \$19,608.93, Mr. Zeller seconded the motion and the motion passed 3-0

December 2022 - Levy of 2022 = \$1,463.70
A motion was by Mr. Zeller to abate Motor Vehicle Excise Tax abatements totaling \$1,463.70, Mr. Foster, seconded the motion and the motion passed 3-0

Mr. Pasterczyk briefed the Board on two upcoming procurements involving the Board of Assessors will be taking place over the next few months. First, the Department of Revenue (DOR) required 5-Year Revaluation will be bid. An appropriation of \$75,000 was made at the Fall Special Town Meeting for such services. The second procurement involved the Consulting Services currently being provided by KRT Appraisal. The current contract was financed through the annual Assessor's budget over the last 5 years. The appropriation for the new contracted services will be requested in the FY 2024 budget proposal.

Discussion of FY 2023 Valuations: As a result of the predicted adverse weather, Mr. Rodgers was unable to attend the meeting in person. The Board called Mr. Rodgers via telephone seeking remote

participation. Mr. Rodgers stated that the average residential assessed valuation had increased to \$378,000 in FY 2023 from \$314,500 in FY 2022 with the median selling price of \$395,000. The sales ratio was at 96% whereas the prior ratio had dropped to 81%. Condominiums previously had a sales ratio of 76% and were now at 98%. Current sales ratios are very important in the valuation approval process of the DOR. In general, the valuations were mainly a result of market appreciation. Additional data on Longmeadow valuations was available at www.krtappraisal.com

The Board voted to begin meeting every second Thursday beginning February 9, 2023 to address the FY 2023 abatement application and other Board responsibilities. Meeting will begin at 9:00am and are being proposed to meet at Greenwood Center, 231 Maple Rd.

The Board voted 3-0 to adjourn the meeting at 10:11am. The motion carried 3-0.

Respectfully Submitted
Paul J. Pasterczyk
Interim Finance Director