

**Town of Concord
Board of Assessors Meeting Minutes
April 7, 2022**

Present: Mera Tilley, Chair Pro Tem, Susan Livingston, Brendan Kemeza and Yannis Tsitsas
Staff: Rich Scanlon, Interim Town Assessor, Rick Ladd, Assistant Assessor and Carolyn Dee, Sr. Administrative Assistant
Others: Members of the Public

The meeting was called to order at 3:03 P.M.

Ms. Tilley read the Zoom Conference statement provided to all Concord Boards and Committees for a zoom meeting.

“In accordance with Governor Baker’s executive order permitting virtual meetings during the COVID pandemic, the Board of Assessors is conducting this meeting today, April 7, 2022 at 3:03 P.M. Eastern Time on the Zoom platform and in accordance with the Town’s Policy Directive and Guidelines issued on April 1, 2020 and amended on May 7, 2020. I ask that all board members, town staff, and presenters activate their video and mute their microphone unless they have something to say or are participating in committee dialogue. This meeting is being recorded and will be available for later viewing on the Town’s website. All committee votes will be taken via roll call. We will start with an attendance roll call. I will announce your name, please reply. For members of the public, please unmute yourself when I’ve opened the meeting to public comment.”

Ms. Tilley took the attendance:

Mr. Kemeza - Aye
Mr. Tsitsas - Aye
Ms. Livingston - Aye
Ms. Tilley - Aye
Mr. Scanlon - Aye
Mr. Ladd - Aye
Ms. Dee - Aye

ABATEMENT APPLICATIONS

311 SIMON WILLARD RD

Mr. Ladd stated that the FY 2022 value of this property is \$2,641,300. This property sold in 2020 for \$2,200,000. Mr. Ladd inspected the property and made minor changes to the property record card. As is the Board’s policy, when a sale is used in the analysis for the Fiscal Year, they will grant an abatement to the sales price. In this case the abatement would be for \$441,300 resulting in a new value of \$2,200,000. Mr. Ladd recommended to grant the application for abatement

On a **MOTION** made by Mr. Tsitsas and seconded by Mr. Kemeza it was **VOTED** to **GRANT** the abatement for 311 Simon Willard Rd. as recommended by staff.

Mr. Kemeza – Aye
Mr. Tsitsas – Aye
Ms. Livingston - Aye
Ms. Tilley - Aye

47 WOODLAND RD

Mr. Ladd stated that the FY 2022 value of this property is \$1,410,200. He inspected the property and concluded that corrections needed to be made to the property record card. The original home was a small cape style home which was built in 1949. The home was rebuilt and expanded in 2006 and the only portion of the original home that remained was the concrete block foundation. Since most of the original home has been rebuilt the AYB was updated to 2006 and some additional sketch changes were made. As a result of the changes the value of the property increased. Mr. Ladd recommended to deny the application for abatement. The Board agreed with Mr. Ladd’s recommendation.

On a **MOTION** made by Ms. Livingston and seconded by Mr. Kemeza it was **VOTED** to **DENY** the abatement for 47 Woodland Rd. as recommended by staff.

Mr. Kemeza – Aye
Ms. Livingston – Aye
Mr. Tsitsas - Aye

Ms. Tilley abstained from voting.

244 HUNTERS RIDGE RD

Mr. Ladd stated that the FY 2022 value of this property is \$1,119,000. He inspected the property and concluded that the property needs updating. During his inspection he found finished basement area and central air conditioning that had not been previously listed on the property record card. Both factors add value to the property. The property is seen as in good condition overall. There are many sales in the area to support the FY 2022 assessed value. The Board stated that with today’s real estate market this property would sell for more than the assessed value. Mr. Ladd recommended to deny the application for abatement. The Board agreed with Mr. Ladd’s recommendation.

On a **MOTION** made by Ms. Livingston and seconded by Mr. Kemeza it was **VOTED** to **DENY** the abatement for 244 Hunters Ridge Rd. as recommended by staff.

Mr. Kemeza – Aye
Ms. Livingston – Aye
Mr. Tsitsas - Aye
Ms. Tilley - Aye

95 SPRING RD

Mr. Ladd stated that the FY 2022 value of this property is \$1,123,200. Mr. Ladd inspected the property and concluded that it suffers from deferred maintenance. The kitchen and bathrooms are in need of updating as the kitchen is original and the Master Bathroom is currently not functioning. Also, some windows are in need of repair or replacement. He made adjustments to the Grade reducing it from Good to Average and the Condition reducing it from 5 to 4. Some sketch changes were also made to the property record card. For these reasons Mr. Ladd recommended granting an abatement of \$47,500 resulting in a new value of \$1,075,700. The Board agreed with Mr. Ladd’s recommendation.

On a **MOTION** made by Mr. Kemeza and seconded by Mr. Tsitsas it was **VOTED** to **GRANT** the abatement for 95 Spring Rd. as recommended by staff.

Mr. Kemeza – Aye
Mr. Tsitsas – Aye
Ms. Livingston - Aye
Ms. Tilley - Aye

95 NUT MEADOW XING

31 SEVEN STAR LN

52 SEVEN STAR LN

Mr. Scanlon presented 3 properties, in Neighborhood 23, but not part of Conantum. While these properties are not in Conantum they are within a 300 Ft. buffer zone similar to what is used in preparing abutters lists. He proposed granting a 5% reduction in taxes, as was done with Conantum, to alleviate the excessive tax increase experienced by these properties. This will be tax relief for one year, FY 2022. The property values will remain the same and will be reviewed for FY 2023. The Board agreed with Mr. Scanlon’s recommendation.

On a **MOTION** made by Mr. Kemeza and seconded by Mr. Tsitsas it was **VOTED** to **GRANT** a 5% reduction in taxes, for FY 2022, for 95 Nut Meadow Xing, 31 Seven Star Ln. and 52 Seven Star Ln., as recommended by staff.

Mr. Kemeza – Aye
Mr. Tsitsas – Aye
Ms. Livingston - Aye
Ms. Tilley - Aye

MINUTES

March 24, 2022 – Regular Session

On a **MOTION** made by Ms. Livingston and seconded by Mr. Kemeza it was **VOTED** to **APPROVE** the minutes of the regular session meeting of March 24, 2022.

Mr. Kemeza – Aye
Ms. Livingston – Aye
Mr. Tsitsas - Aye
Ms. Tilley - Aye

MOTOR VEHICLE END OF MONTH REPORT

Ms. Dee presented the End of Month Report for Motor Vehicle Excise Tax Abatements for **March 2022** with the following amounts:

2020 - \$ 256.25
2021 - \$ 858.80
2022 \$11,638.80

On a **MOTION** made by Mr. Kemeza seconded by Ms. Livingston it was **UNANIMOUSLY VOTED** to **APPROVE** the motor vehicle excise tax abatements for **2020, 2021 and 2022** as designated in the End of the Month Report for **March 2022** and as listed above.

Mr. Kemeza - Aye
Ms. Livingston - Aye
Mr. Tsitsas - Aye
Ms. Tilley - Aye

INTERIM TOWN ASSESSOR

Mr. Scanlon stated that the staff met with Becky Boucher, Representative from the Department of Revenue and Mike Tarello from Vision Government Solutions, to develop a work plan for the Fiscal Year 2023 Revaluation. The meeting was productive as Ms. Boucher is prepared to guide us through the revaluation process. Mr. Tarello had previously sent her reports and Ms. Dee printed out property record cards that she had requested. The full recertification takes place every 5 years as opposed to every 3 years as it had previously been done. Mr. Tarello stated we are on track to review Fiscal Year 2023 values at the end of spring. Field Review will then be done in the summer and we will submit our paperwork to the Department of Revenue in the Fall for Recertification. This timeline will keep us on track for Classification in late Fall. Personal Property Revaluation has already begun and should be completed in the summer.

EXECUTIVE SESSION

At 3:26 P.M. a **MOTION** was made by Mr. Tsitsas to enter into executive session to consider Statutory Exemption Applications, Community Preservation Surcharge Exemption Applications and Appellate Tax Board Cases, in compliance with the Open Meeting Laws purpose #7 (“To comply with, or act under the authority of, any general or

special or federal grant-in-aid requirements”) and to adjourn the meeting from the Executive Session. The motion was seconded by Ms. Livingston and it was **UNANIMOUSLY VOTED** by Roll Call Vote:

Ms. Livingston -	Aye
Mr. Kemeza -	Aye
Mr. Tsitsas -	Aye
Ms. Tilley -	Aye

The Board entered the executive session at 3:26 P.M.

Respectfully submitted,
Carolyn H. Dee
Sr. Administrative Assistant