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# Board of Assessors

## Meeting Minutes

### October 12, 2023

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#### Call to order

A meeting of the Board of Assessors was held at the Greenwood Center, 231 Maple Road, Rm. 2, Longmeadow, MA on October 12, 2023 at 9:00 a.m. Attendees included Michael Zeller, Richard Foster, Katya Berezovskaya Marini, Maria Cataldo, Principal Assessor, Ian Coddington, Finance Director and Kevin Leen, KRT Appraisal.

#### Approval of minutes

A motion was made by Mr. Foster to accept the Meeting Minutes of July 13 2023; seconded by Mr. Zeller and Ms. Marini; and, the motion unanimously passed.

#### Public Comment

Lawrence Goldberg, the owner of 159 Redfern Drive and 103 Albemarle Road, appeared before the Board at 9:10 a.m. asking to negotiate the purported overvaluation of his properties prior to his upcoming ATB hearing on November 6, 2023. Mr. Goldberg was originally allotted 15 minutes to present new and relevant information for the Board's consideration. Mr. Goldberg presented the same points to the Board as he had at prior meetings such as high traffic, water damage, and heavy commercial traffic which were not accepted as evidence by the Board. Although it is Mr. Goldberg's position that KRT Appraisal is unfair and bias in valuing properties, he chose to deny access to a third-party appraiser hired by the Town. The Board recommended to Mr. Goldberg that he reconsider allowing access to the appraiser. Mr. Goldberg agreed to allow access only if the appraisal would be complete prior to the discovery deadline set by the ATB. In response to the Board's request for valuations, Mr. Goldberg proposed an assessed value of \$305,000 for Redfern; and, \$200,000 for Albemarle. Discussions with Mr. Goldberg concluded at 10:10 a.m.

No action was taken. The Board stands behind its decision to deny Mr. Goldberg's application for abatement. However, in the event Mr. Goldberg grants access to the third-party appraiser, the Board will consider that recommendation.

#### Old Business

A motion was made by Mr. Foster to accept the July 2023 Motor Vehicle Abatements; seconded by Mr. Zeller; and, the motion unanimously passed.

A motion was made by Mr. Foster to accept the removal of the properties taken by tax lien from the tax rolls; seconded by Mr. Zeller; and, the motion unanimously passed.

## New Business

Boat excise tax to be implemented for FY2024.

After consideration, the Board accepted the recommendation of KRT and the third-party appraiser to revalue the property located at 29 Burns Meadow to \$325,000.00.

After Ms. Cataldo provided the Board with spreadsheets reflecting the following statutory abatements, a motion to approve was made and unanimously approved.

Clause 22: 36 applications processed – \$14,400 plus \$144 CPA - total abatement = \$14,54

Clause 22E: 13 applications processed - \$13,000 plus \$130 CPA – total abatement - \$13,130

Clause 37: 2 applications processed - \$875 plus \$87.50 CPA – total abatement - \$962.50

Clause 41C: 4 applications processed - \$2,000 plus \$20 CPA – total abatement: \$2,020

## Announcements

The next meeting will be at 9:00 a.m. on Thursday, November 9, 2023 at the Community House conference room.

## Adjournment

The Board voted to adjourn at 11:00 a.m.

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Secretary

Approval Date: