

**Board of Assessors Minutes**  
**Wednesday, August 19, 2020 at 4:30 p.m.**  
**East Longmeadow, MA – via-Zoom Webinar**

**Present:** Martin Grudgen, Chairman; 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 this meeting is being recorded on Zoom and is live-streaming on Facebook and will be on ELCAT's YouTube 01028.

**Meeting Minutes:** Mr. Johnston reviewed the minutes from the meeting of July 21, 2020 and found them to be in order as to form and content and moved they be approved. Mr. Grudgen seconded. Roll call vote: Mr. Johnston, Yes, Mr. Grudgen, Yes. Motion passes 2-0.

**Administrative:**

Marilyn Ghedini, Assessor joined the meeting at approximately 4:37 p.m.

**Reports:**

The board reviewed the following monthly reports and Chairman Grudgen made a motion to approve by roll call vote for each report which requires signatures: Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes. Motion passes 3-0.

- Monthly Motor Vehicle Abatement Report (July) (2020-\$3,342.47)
- Monthly Notice to Accounting (July)
- LA-3 Sales Report (July): Grudgen stated the first sale on the list should be a non-arm's length sale. Ms. Bishop asked if any board member had any insight on the sale on page two second row. No one was aware of any issues. Ms. Bishop stated she is aware this property was on the market for 180 days which is unusual at the present time. The MLS listing confirmed our information is correct. Mr. Grudgen mentioned the board is very aware of the many .80 ASR's and there are more to come for the month of August. Ms. Ghedini asked about the sale with a .73 ASR again no information was known by the board. Mr. Grudgen stated in looking at this report the ASR is in the low to mid 80's which means the market is exceeding the world! Ms. Ghedini feels the market is slowing down in regards to over bidding but Mr. Grudgen hasn't seen that as of yet. Mr. Grudgen stated there is a lot of remodeling and building out there too.
- BP Report: Ms. Bishop noted there were three new dwellings bring the total new dwelling count to seventeen new homes to date stating it is a very busy year for new construction with Chairman Grudgen stating we are way ahead of last year. Mr. Grudgen noted the two new subdivisions are moving along quickly.
- CP1 Community Preservation Surcharge Report (FY20) The total amount to be submitted is \$287,687.71.

**Director's Report:**

- Ms. Bishop updated the board and town residents that the town offices are still closed to the public. The assessing office continues to be available to the residents via phone, email, regular mail.
- Excise Tax Bills: A reminder to taxpayers that the MVE tax bills mailed on July 23, 2020 are due this Monday, August 24, 2020.
- Building Permit Inspections: Ms. Bishop reported all building permit inspections and most of the Personal Property Inspections have been completed. The information collected is now entered into the CAMA system. This will begin the process to determine our New Growth.

- FY21 Valuations: Ms. Bishop stated she was ready to work on the final sales analysis and found the sales analysis module is not working which has delayed the updating of values for FY21. The code update is scheduled for Monday, August 24, 2020 with the hopes of rectifying the issue and starting the valuation review. Mr. Grudgen asked if Ms. Bishop has been in discussions with our vendor. Ms. Bishop stated we had previously discussed valuations back when a preliminary review of 2019 sales was started and she presented to the board where we stood with the median ASR. She included she was reviewing the depreciation schedule and is considering updating it especially on older homes which are selling way above assessments. Instead of updating all properties across the board we can focus looking a certain groups of properties to see the best way to meet the ASR ratio for the town, the taxpayers and fair and equitable values. Mr. Grudgen stated we will be addressing the values and he is sure there will be an increase this year and based on current sales there will be an increase next year.

Mr. Grudgen made a motion to go into executive session at 4:45 p.m. to review CF Abatement Applications and ATB Updates to return to open session to record our votes and adjourn. The following roll call was taken. Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes.

The board returned to open session at 5:18 p.m. to record our votes as follows:

The board reviewed one crumbling abatement application and voted to adjusted the depreciation on this property based on our CF policy for the upcoming fiscal year 2021. The following roll call was taken. Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes.

The next scheduled meeting of the Board of Assessors will be Wednesday, September 16, 2020 at 4:30 p.m. via Zoom.

Mr. Grudgen made a motion to adjourn. The following roll call was taken. Mr. Johnston, Yes, Ms. Ghedini, Yes, Mr. Grudgen, Yes. Motion passed 3-0.

Meeting adjourned at 5:20 p.m.

Respectfully Submitted,

J.W. Johnston  
Clerk of the Board

Documents Reviewed: Minutes; MVE Abatement Report; LA-3 Sales Report; Building Permit Report; CP1 Community Preservation Surcharge Report; Directors Report; CF Applications and ATB update