

**Town of Swampscott
Board of Assessors
Open Session Meeting Minutes
Monday October 30, 2023**

Received by Town Clerk
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BOARD OF ASSESSORS MEMBERS PRESENT: Chair Tasia Vasiliou (TV), Vice Chair Neil Sheehan (NS), Secretary Lara Goodman (LG)

MEMBERS ABSENT: None

OTHER TOWN OFFICIALS PRESENT: Director of Assessment Cheryl Moschella (CM, Patriot Properties Representative Mark Harrel (MH)

OPEN SESSION: Convened at: 11:17 am

Discussion:

FY24 Property Valuations:

Residential: MH gave an overview of values. All sales that occurred in calendar year 2022 were used, but the 2023 market was also reviewed. Land values went up 10 to 15 percent with no big shifts seen. The Salem Street neighborhood seemed to hold its value from last year. MH confirmed that data from other neighborhoods was considered. The Board asked if interest rate increases were considered. MH said that 2022 market was used but the interest rate increases won't affect values until the 2023 market is used for next year's values both for residential and commercial properties.

109 properties identified by the Board were inspected by Patriot Properties (PP). With the exception of two which had renovations, all were correct in the system. The remaining 109 properties were valued, but not inspected. The Board requested that PP review all properties with outbuildings to determine if they should be classified as 109 properties.

The Board noted that condo values seem to have increased. MH said that values are increasing due to sales, low inventory, and also improvements.

Commercial: The golf course neighborhood remained the same, although PP used the highest neighborhood comparisons to value Tedesco according to primary location. Tedesco will be discussed further by TV, CM, and MH.

Executive Session:

Motion to enter and into and not return from Executive Session for purpose 3 And 7 to discuss and potentially vote on ATB appeals:

1. Executive Session – Pursuant to G.L. c.30A, §21(a)(7) ("Purpose 7"), the Board will meet in executive session to discuss, comply with, and/or act under the authority of G.L. c.59, §60 and related privacy laws; votes may be taken.
2. Executive Session – Pursuant to G.L. c.30A, §21(a)(3) ("Purpose 3"), the Board will meet in executive session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares: ATB Matters.

Motion: LG
Second: NS
Rollcall Vote: UNANIMOUS

Adjourned at: 11:53 am

True Attest,
Lisa Taylor