

**Town of Swampscott
Board of Assessors
Open Session Meeting Minutes
Tuesday, October 11, 2022
Virtual Meeting**

BOARD OF ASSESSORS MEMBERS PRESENT: Chairman Neil Sheehan (NS), Tasia Vasiliou (TV), Lara Goodman (LG)

MEMBERS ABSENT: None

TOWN OFFICIALS PRESENT: Sean Fitzgerald - Town Administrator (TA), Richard (Dick) Simmons – Interim Assessor (RS), Mary Ellen Fletcher – Board of Selectmen Liaison (MEF), Attorney Tom McEnaney – Town Counsel (TC)

TOWN CONTRACTORS PRESENT: Mark Harrell – Patriot Properties (MH)

OPEN SESSION: Convened at 11:56 am

Discussed:

- Revaluation and Recertification: RS provided update that he reviewed values, sales, change of values and found a great deal of consistency. Average change in value 12% due to volatile market in FY21. All changes have a reason. NS agreed.
- Condominium Neighborhoods: TV questioned why a new neighborhood is created for new condominiums. MH explained that there are differences in condominiums which required them to be analyzed and adjusted differently and that it is easier to have neighborhood specific condominiums for analytical tracking. TV raised concerns over having too many neighborhoods. MH stated that Swampscott has eight to ten pricing neighborhoods which are distinguished differently. TV noted that she feels there is room for consolidation. RS will check current map to see what it reflects.
- Land Use Code 109: Properties with carriage houses were discussed regarding coding. The Board would like to have these reviewed again.
- Property Grades and Conditions/Property Values: TV expressed concerns about inaccurate grades and conditions and the need for review and updating. Paradise Road neighborhoods were discussed to include Hawthorne's Crossing, Crowne Pointe, and Summit Estates. MH explained that data is collected on all sales which is then reviewed by a review appraiser. The same review appraiser has been reviewing Swampscott for many years. He stated that thoughts on grades may differ, and that one opinion is needed for the Town for the most accurate data. He agreed to look again but added that no changes will be made if it is not believed there is a change. He explained that they look for consistency overall. TV will provide him with a spreadsheet of properties of concern. School building values were also addressed as a concern by the Board. TV asked why the assess value is not changing year over year. MH said that they had previously been overlooked which is common with exempt properties, and the values were increased last year. He believes the values are good but will take another look.

- Stanley School: RS updated Board on filings received by abutters near Stanley School. Applications were returned based on untimeliness of filings which must be filed after rate is set and values made public. He said it may be best to be proactive and amend values to reflect noise level. Discussion ensued. It was noted that these abatements will need to be filed in FY24 due to timing of onset of construction, and that they will be temporary.
 - Open session minutes from 9/20/22: Tasia has feedback to meeting minutes from 9/20/22. She will send email with inclusions. It was noted that meetings will be recorded moving forward.
 - Tentatively scheduled meeting for Monday 10/17 at 11:15 to 1:45 pm via zoom.
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Motion to adjourn:

Motion: TV

Second: LG

UNANIMOUS

Meeting adjourned at 1:31 pm.

True Attest,
Lisa Taylor