

**Town of Swampscott
Board of Assessors
Open Session Meeting Minutes
Monday, October 17, 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)

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

OPEN SESSION: Convened at 12:18 pm

Discussed:

- Motion to approve Year 2022 Commitment #5 for motor vehicle excise tax in the amount of \$71,101.43:

Motion: TV
Second: LG
UNANIMOUS

- Motion to approve open session minutes from 9/20/22 as revised:

Motion: TV
Second: LG
UNANIMOUS

- TV requested meeting minutes from 10/11/22 be updated to include Land Use Code 109 properties with carriage houses and Paradise Road neighborhoods to include Hawthorne's Crossing, Crowne Pointe, and Summit Estates.

- Discussion regarding revaluation and recertification:

RS we stressed importance of getting values approved and posted.

Land Use 109: Distinguishment between properties used as a garage space as opposed to those used as living space was discussed. Board would like a better understanding of how the values for carriage houses and other axillary buildings are determined. MH explained that a carriage house is not a living unit, they may be fixed up with a family room, playroom, etc. and most will have a bathroom or kitchenette, but are not considered living units. There are others that may be a garage or barn with some finished area, but these are not considered living units. Patriot Properties follows the permit process but can re-inspect identified properties. TV will provide spreadsheet. TA stressed the importance of getting the values adopted by the Board.

Grades: TV annotated the spreadsheet that she will be providing with grades she feels should be increased.

Tedesco: TV questioned why some of the values have not changed year over year. She understands 61B gives significant discount but does not understand values not going up. MH explained that they have changed as the market has changed and valuation is done according to State rules. Questions were raised on how excess land is valued. MH explained that comparisons made with other towns, and extractions are done, and that some neighborhoods do not go up due to lack of sales. NS added that Tedesco has been looked at every year and that if nothing changes in that neighborhood, values are not going to change, that certain neighborhoods just do not change because there are no sales there.

Quarry valuation – TV expressed concerns over how access to and excess land are determined and questioned if value will be affected as amount of sand and gravel decrease. MH will have Wayne or Jim from Patriot Properties reach out to the Board regarding this property to try to help their understanding. There are many factors involved.

Stanley School and **Middle School** properties – TV expressed land use and value concerns, and that exempt properties need to be looked at more closely to ensure values are correct.

- TV will forward spreadsheet noted with properties of concern Patriot Properties to review. MH will review and send recommendations. TA stressed that this all needs to be done in a timely manner for the Town.
- RS noted that BOA signatures are needed on White Court abatements and on 2022 motor vehicle excise tax abatements and Commitment List.
- Tentatively scheduled meeting for Thursday at 11:45, or if MH has not had enough time to review TV's spreadsheet, meeting will be moved to Tuesday 10/25 at 10:30.

MH noted that assuming that taxable information is the focus, exempt properties will be reviewed later, and changes made as reviewed. Board agreed.

Motion to adjourn:

Motion: TV

Second: LG

UNANIMOUS

Meeting adjourned at 1:34 pm

True Attest,
Lisa Taylor