



**Town of Norwell
Board of Assessors
345 Main St., Norwell, MA 02061**

Open Session Meeting Minutes

Date: October 19, 2022

Time: 5:00PM (open meeting)

Location: Osborn Room Norwell Town Hall

Board Members Present: Ms. Mary Horowitz, Ms. Mary Granville, Mr. Theodore Dawe,

Others Present: Ms. Meredith Rafiki, Principal Assessor via Zoom

Of note: Remote participation continues to be conducted pursuant to the Governor's Executive Order (March 12, 2020, temporarily modifying certain provisions of the Open Meeting Law, G.L.c.30A § 20(d) and 940 CMR 29.10(4)(b).) This meeting was also available via Zoom.

Ms. Horowitz called the meeting to order at 5:02PM.

1. Open Forum:

There was no one from the public present at the meeting at this time however Ms. Horowitz indicated that she would leave this public comment section open for the rest of the meeting in case any of the citizens had a public comment.

2. Assessor's Office Monthly Business:

- a) **Prior Meeting Minutes.** Prior meeting minutes would be discussed at the next BOA meeting.
- b) **Monthly Reports and Commitments:** There were no monthly reports or commitments to be discussed at this time.
- c) **Account Payable Bills and Invoices.** There were no accounts payable bills or invoices to be discussed at this time.

3. Board Discussion of Sales Analysis Reports for State Certification: Ms. Horowitz began the discussion by inquiring from Ms. Rafiki the reason for the increases in property values from the prior year on all residential properties sold between 1/1/2021 and 12/31/2021 (151 residential homes and 20 condominiums) that were greater than the median increase. Ms. Rafiki was able to respond to most of the property's adjustments being directly related to a comparison of the MLS listings when the property was sold or a general increase in value because the sales price was lower than the assessed value. Assessed value to sales ratios (ASR) were also identified for each sold property and outliers were also questioned by Ms. Horowitz and Ms. Granville. There were

however several properties that require additional research by Ms. Rafiki in order to respond to the Boards questions and Ms. Rafiki indicated that she would follow up on these open questions before the Board signed off on the sales. Commercial and Industrial valuations would be discussed at the Boards next meeting

In addition to the Sales Analysis the Board had some questions specific to the Interim Update 2023 Summary provided by Vision Solutions as follows:

1. Ms. Horowitz had two (2) additional questions as follows; 1) Ms. Horowitz asked if any roads switched neighborhood and if so why and 2) Ms. Horowitz did not think it was reasonable to increase the land values by 15% based one sale as indicated on the report. Ms. Horowitz and the Board is requesting an additional justification for this increase.
2. Ms. Granville had questions about how the neighborhood codes were determined and if the Board could have a map clearly delineating where these codes are by location (possibly color coordinated)
3. Mr. Dawe wanted to know exactly how the base rate by house style was calculated and why it increased from the prior year.

Ms. Rafiki indicated that she would present the above-mentioned questions to the Vision representative and send his responses to the Board.

4.New Business: anything unforeseen: There was no new business or anything unforeseen to discuss at this time.

5. Adjourn to Executive Session. The Executive Session will follow the open session.

All documents and exhibits referenced above are retained in the Assessor's Office in accordance with the Commonwealths public records retention schedules

Ms. Horowitz adjourned the open session at 6:42PM.

Respectfully submitted,



Theodore Dawe, Clerk