



Commonwealth of Massachusetts
Town of Lenox

ASSESSOR'S MEETING MINUTES

November 6, 2023 @ 3:00PM

Town Hall

6 Walker St. Lenox, MA 01240

Board Members: Thomas Romeo, Board Chair

Wayne Lemanski, Board Member

Jaimy Messana, Board Member

Heather Durant, Assessors Clerk

Attendees: Paul Kapinos, PK Valuations Association- via Zoom

Mary Beth Mitts, Select Board Member

1. Tom called the meeting to order at 3:00pm, Wayne seconded the motion.
2. Paul Kapinos joined the Board Via Zoom to continue the discussion of values proposed for Fiscal Year 2024. He addressed several questions made by Board Members. He discussed sale ratios, style ratios and condition. Ratios are higher for old style homes currently. Ratios that are used for determining condition does not have necessarily change due to the style, you could have old style home with updates, or never made any changes. This is why the ratios are important and are calculated to get an average, median range of assessments. Residential Homes will see about a 5% increase in value, where Commercial will see about 7% increase in value. The Average single-family home in Town is \$602,288, the Median is \$464,400. The Board recommends keeping the split, with minimal change in the tax rate for FY24. The Classification meeting will be held November 15th with the Select Board to determine the FY24 residential factor. The Board of Assessors will submit values to the Department of Revenue for approval prior to the Classification hearing.
3. Motion made by Tom, seconded by Jaimy to approve the motor vehicle excise tax abatements for 2023 as presented.
4. Motion made by Tom to adjourn at 4:23pm, seconded by Wayne.

Date Approved: 12/01/2023

Approved: Thomas J. Romeo