



Commonwealth of Massachusetts  
*Town of Lenox*

ASSESSOR'S MEETING MINUTES

May 11, 2023

Town Hall

6 Walker St. Lenox, MA 01240

Present: Thomas Romeo, Chair  
Wayne Lemanski, Board Member  
Jaimy Messana, Board Member  
Heather Durant, Assessors Clerk

1. Tom Romeo called the meeting to order at 9:00am
2. Tom congratulated Wayne on his re-election to the Board of Assessors. Wayne nominated Tom to continue serving as Chairman, Jaimy seconded. Wayne nominated Jaimy to continue serving as Board Member, Tom seconded. Tom nominated Wayne to serve as a Board member, Jaimy seconded.
3. A resident spoke to the Board about the assessment of the values of property in Town, specifically on Fairway Drive. The Board addressed the questions in response to the recent condominium sale prices. The resident would like additional information on the reason for denial from FY23 submitted abatement application. Wayne will provide the resident with additional information on valuation determination. Heather will provide the resident with additional resources, including links to town webpage and Mass Land Records, along with instructions on how to apply with Appellate Tax Board.
4. Motion made by Jaimy to approve the minutes of March 29<sup>th</sup>, 2023, seconded by Tom.  
Motion made by Wayne to approve the minutes of April 5, 2023, seconded by Tom.  
Both motions carried 3-0.
5. Brenda Marra joined the meeting for discussion on Charitable Exemptions. The Board was presented with two Form 1B filing applications for Statutory Exemption. Separately, both properties were gifted to new owners who are filing as Charitable Non-Profit Organizations.  
State Regulations, found in Clauses 3,10,11, determine the eligibility for non-profit exemption status is as of ownership on 1/1. The Board voted to deny both applications for exemption for FY24 real estate taxes. Both organizations are encouraged to submit FY25 applications prior to March 1, 2024 for additional review and determination of eligibility.
6. At the request of the Property Owner, documentation was prepared prior to this meeting, showing a proposed calculation of roll back taxes for location currently in Chapter Land.  
If the use changes, 5 years of roll back taxes with interest would be owed and would be part of the MLC when/if requested. Additionally, under the Classified Forest Land Program, the current owner must submit Notice of Right of First Refusal to the Select Board. The Board reviewed and approved the calculated amount if preparation of the final request.
7. The Board discussed the RFP for Assessing Contract. Submittal for publish date will be initiated and posting for proposals will occur as soon as possible.
8. Motion made by Tom to adjourn at 10:15, seconded by Jaimy. Motion carried 3-0.

Date Approved: 6/16/23

Chair: Thomas Romeo