



Commonwealth of Massachusetts
Town of Lenox

ASSESSOR'S MEETING MINUTES
November 15, 2022 @ 10:00am
Town Hall: 6 Walker St. Lenox, MA 01240

Board Members: Thomas Romeo, Chairman
Wayne Lemanski, Board Member
Jaimy Messana, Board Member
Heather Durant, Assessors' Clerk
Attendees: Paul Kapinos, PK Valuations Group- Via Zoom
Christopher Ketchen, Town Manager
MaryBeth Mitts, Select Board Member

1. Tom Romeo called the meeting to order at 10:00 a.m.
2. Residential Valuation Discussion with Paul Kapinos, via Zoom. Mr. Kapinos provided reports and open discussion with Board and Town Manager regarding proposed value changes for Fiscal Year 2023. Reports for the residential homes showed a higher increase in value due to the high selling prices in 2020 and 2021. Some neighborhoods have been undervalued for many years. Due to the high selling prices in town most residential homes will see value increases in the range of 20%-30%. The Board will further review these reports and direct additional questions to Mr. Kapinos. The board will plan a follow up meeting to discuss values for commercial properties and condos in Town for Monday November 21st. The Classification Hearing is proposed to be held December 7, 2022.
3. Meeting minutes from September 19, 2022, will be reviewed at next meeting.
4. Motion made by Wayne to approve the Motor Vehicles Excise Abatements as presented, seconded by Jaimy. Motion carried 3-0.
5. Motion made by Wayne to approve the Motor Vehicle Excise Commitment #5 as presented, seconded by Jaimy. Motion carried 3-0.
6. Motion made by Jaimy to approve four Clause 41C senior exemption applications and six Clause 22 veteran exemption applications. Motion made by Tom to deny one Clause 41c senior exemption for exceeding the asset limit allowed, Wayne seconded motions. Motion carried 3-0.
7. Motion made by Tom to approve the chapter land applications. No changes were made to current plans. Wayne seconded motion. Motion carried 3-0.
8. Board briefly discussed exemption status of 17 West St. Taxpayer will be invited to attend Board meeting in January.
9. Board approved request from emergency services (911) to change address for parcel 43-178-1 to solely reflect one street address of 21 Housatonic St.
10. Motion made by Wayne to adjourn at 11:34 am, seconded by Jaimy. Motion carried 3-0.

Date Approved: 12/6/22

Chair: Thomas Romeo