

City of Greenfield  
Assessor's Meeting  
January 10, 2023

14 Court Square, 2<sup>nd</sup> Floor Meeting Room

9:00 AM

**CALL TO ORDER:** Meeting was called to order at 9:00 AM by Chair Ruggeri.

Chair Ruggeri inquired if anyone was recording the meeting, none

**ROLL CALL OF MEMBERS:** Chair Joe Ruggeri, Clerk Geisman, Chief Assessor Randall Austin via Zoom, Assistant Assessor Sandra Gradoia

Chair Ruggeri read the December 6, 2022 meeting minutes.

**MOTION:** On a motion by Clerk Geisman, second by Chair Ruggeri, it was unanimously;  
**VOTED:** TO ACCEPT AND APPROVE THE DECEMBER 6, 2022 MEETING MINUTES.

**PUBLIC COMMENT:**

Public comment was opened by Clerk Geisman at 9:06 AM, second by Chair Ruggeri.

**NEW/OLD BUSINESS**

Clerk Geisman discussed his form of list along with letter that explains ownership. He feels this letter would benefit the home owners and if its possible to enclose it with the real estate taxes.

Chief Assessor Austin explained that we contract with AP Jones and is not sure they are able to add it, plus there would be an extra fee.

Diana Schindler, new Finance Director, came in at 9:10 AM and introduced herself to the Board. Left at 9:15 AM.

Clerk Geisman mentioned some of our discussions need to be the budget that is created to provide services for the town.

**GUESTS:**

Al Norman 9:15 AM  
Ellie Mandell 9:15 AM

The Board discussed excise weeks for calendar year 2022.

**MOTION:** On a motion by Chair Ruggeri, second by Clerk Geisman, it was unanimously;  
**VOTED:** TO ACCEPT AND APPROVE THE EXCISE WEEKS FROM DECEMBER 5, 2022 TO JANUARY 9, 2023 IN THE AMOUNT OF \$418.11 FOR CALENDAR YEAR 2022.

**OFFICE AND RRG UPDATE**

Mrs. Gradoia discussed the form of lists for new businesses have been mailed out along with Income & Expense forms, and 3ABC forms.

Chief Assessor Austin discussed posting values on the City of Greenfield's website. He is in the process of our year end roll and it should be completed by the end of the week.

Chair Ruggeri inquired about building permits on the property record card.

Chief Assessor Austin mentioned that real estate abatement applications have started to come in. The deadline for these applications is February 1<sup>st</sup>, 2023.

Chair Ruggeri updated the Board and the Mayor that fines and repairs are corrected on his property, and he will continue serving as the Chair of the Board of Assessor's.

Clerk Geisman stated that anyone elected to office, as a procedure, should have properties inspected. We want honesty.

Chair Austin stated that there were accusations against Chair Ruggeri that were not true. Board members do not have access to our database.

Guest Ellie Mandell had a few questions regarding assessments and valuations on your property, and if there is a difference between the two.

Chief Assessor Austin explained the difference.

Guest Al Norman was inquiring about the difference of assessments on the online property card and the one that was on the tax bill. Most people don't have access to our data and taxpayers want details.

Chief Assessor Austin explained the difference from the preliminary and actual tax bills. Final fiscal year 2023 assessments reflect the market value from two years ago. The percentage increase is different for each class of property.

Mr. Norman inquired who prepares the sales calculations for each class of property.

Chief Assessor Austin explained that it's the Assessor and RRG, our consulting firm.

Mr. Norman inquired how he would obtain that data.

Chief Assessor Austin explained he did a presentation at the classification hearing that happens in November. One can attend these meetings, and its possible to post this on the website.

Clerk Geisman inquired if the LA4 be public knowledge.

Mr. Norman receives questions from the public all the time. Media is to blame for some of the inaccurate information.

Chief Assessor Austin wants to produce a visual so people have a better understanding how their taxes are determined.

Ms. Mandell inquired how many abatement requests we receive per year and how many of those go to the ATB.

Clerk Geisman added by class may be important.

Chief Assessor Austin explained that our office is short staffed, and that is why we have RRG helping with our work load.

Mr. Norman mentioned it may be helpful to include in the educational piece how often properties get visited per year.

Ms. Mandell also mentioned she would like to see an excel spreadsheet on the website that can be updated every year with the information that she is asking for.

Mr. Norman stated if it was possible for Assessor's meetings to be placed on Zoom.

Next meeting is January 24, 2023.

**MOTION:** On a motion by Clerk Geisman, second by Chief Assessor Austin, it was unanimously;

**VOTED:** TO CLOSE PUBLIC COMMENT AT 10:40 AM

All guests left the meeting at 10:40 AM

Board to discuss statutory exemptions in executive session.

**MOTION:** On a motion by Chief Assessor Austin, second by Clerk Geisman, it was unanimously;

**VOTED:** TO OPEN EXECUTIVE SESSION AT 10:42 AM

**MOTION:** On a motion by Chief Assessor Austin, second by Chair Ruggeri, it was unanimously;

**VOTED:** TO CLOSE EXECUTIVE SESSION AT 11:00 AM.

**MOTION:** On a motion by Chair Ruggeri, second by Clerk Geisman, it was unanimously;

**VOTED:** TO ADJOURN AT 11:00 AM

Respectfully submitted,  
Sandra Gradoia  
Assistant Assessor  
Greenfield Assessors, BOA