



Board of Assessors

John R. Fisher, Chair
Robert L. Bushway, Clerk
Richard J. Zaccaro, Member

TOWN OF WALPOLE

Commonwealth of Massachusetts

Phone (508) 660-7315 Fax (508) 906-3598
E-mail: Assessors@walpole-ma.gov

**Town Hall
135 School Street
Walpole, MA 02081**

**Minutes of Meeting
August 31, 2021**

The Board of Assessors met on Tuesday, August 31, 2021, at 5:00 pm, via zoom.

The following Board members were present: John Fisher, Chair, Robert Bushway, Clerk, and Richard Zaccaro, Member. Also participating, Dennis Flis, Director of Assessing.

Executive Order on Remote Participation Thursday, March 12, 2020, Governor Baker issued an "Order Suspending Certain Provisions of the Open Meeting G.L. c 30A Section 20. That order, which was effective immediately and until it is rescinded or the State of Emergency is terminated. Chair to announce that all members will be participating remotely during the meeting due to unprecedented time in history of the Commonwealth. The Governor has authorized remote Participation for all public boards due to the Emergency declaration order that was issued on March 12, 2020. Every vote taken will be taken by roll call vote.

The Board reviewed preliminary results concerning the residential properties for the 5-Year FY 22 Revaluation Program. In addition, the Department of Revenue is still scheduled to begin the certification portion of this program in mid-September.

Evolving Court Decisions Affecting Determination of Fair Cash Value of Utility Properties held that "net book value" is no longer the approved method in determining the Local Utility Value. Thus, beginning in FY 22, the municipality is responsible for the appraisal of each local utility. Walpole has 3 of these, Eversource Gas, New England Power Company, and NSTAR Electric/Eversource. The Board reviewed the proposed Values done by Real Estate Research Company (RRC).

A tentative date for the FY 2022 Classification Public Hearing (tax rates) with the Select Board will be November 9th. This date will be finalized once the Department of Revenue and the Town completes the State Mandated 5-year Revaluation Program.

The Massachusetts Assessors Fall Educational Conference will be via zoom this year.