



Board of Assessors
John R. Fisher, Chair
Richard J. Zaccaro, Member
Denise Ellis, Clerk

TOWN OF WALPOLE
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Town Hall
135 School Street
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Minutes of Meeting

November 15, 2022

The Board of Assessors met on Tuesday, November 15, 2022, at 6:30 pm, Town Hall, Room 112. The following Board members were present: John Fisher, Chair, and Richard Zaccaro, Clerk, Denise Ellis, Member, also participating, Dennis Flis, Director of Assessing and Jennifer Florio Deputy Assessor.

The Board reviewed and prepared for the Public Hearing with the Select Board at 7:00 pm

The Board of Assessors met on Tuesday, November 15, 2022, at 7:00 pm, Town Hall, Main Meeting Room. The following Board members were present: John Fisher, Chair, and Richard Zaccaro, Clerk, Denise Ellis, Member, also participating, Dennis Flis, Director of Assessing and Jennifer Florio Deputy Assessor. Were present to give information at the Select Board Public Hearing.

Public Hearing for Tax Classification for Determination of Residential Factor for tax rate for Fiscal Year 2023

Jack Fisher, Chair of the Board of Assessors was present to make a residential tax rate recommendation to the Board. He began by giving some background on historic residential tax rates and explaining how this number is calculated. Because there are many more residential properties in Walpole than commercial properties, any change in taxes for a single household is made up for by a much larger inverse change for local businesses. The Board of Assessors is recommending a residential factor of 1.3 for Fiscal Year 2023, resulting in an average household tax increase of \$643, a commercial tax increase of \$836, and an industrial tax increase of \$1,020. In recent years, the tax rate has been 1.275 Changing this to 1.3 would lower the increase in homeowners' tax burdens, while conversely raising the increase on the commercial and industrial side. Board of Assessors member Richard Zaccaro urged the Board to consider implementing a tax break on senior citizens. After a lengthy discussion occurred amongst the Select Board members; weighing up all the information provided to them. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to close the public hearing. Motion Passed (5-0-0). On motion of Vice Chair Maffei, seconded by Board Member Gallivan, voted to adopt a shift of 1.275 with a residential factor of 0.9615 for Fiscal Year 2023. Motion Passed (4-1-0). Clerk Hamilton opposed.

On motion of Chair O'Neil, seconded by Vice Chair Maffei, voted to expand the amount a qualified volunteer can earn from \$1,000 to \$1,500 in property tax relief. Motion Passed (5-0-0).