



**Board of Assessors**

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

**TOWN OF WALPOLE**  
Commonwealth of Massachusetts

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

**Minutes of Meeting**  
**November 07, 2023**

The Board of Assessors met on Tuesday, November 07, 2023, room 116, Town Hall, 5:00 pm  
The following Board members were present: John Fisher, Chair, Denise Ellis, Clerk, Richard Zaccaro, Member. Also participating Dennis Flis, Director of Assessing and Jennifer Florio, Deputy Assessor.

The Board, in final settlement of the following Appellate Tax cases for FY 2023, voted 3-0-0, to abate a total of \$150,000 in assessment for parcels: 046-30, 046-018, 046-30-002.  
The total amount in tax dollars abated is \$2,763.

The Board reviewed the FY 2024 Classification Informational Packet. This packet was given to the Select Board to review in their deliberation in deciding a Residential Factor for FY 2024.

Their Public Hearing is scheduled for November 14, 2023, at 7:05 PM.

Note: The Residential Factor determines the allocation of the Real and Personal Property Tax Burden (The Shift) between various classes of properties. By deciding a Residential Factor you will also be deciding the tax rates for the Real & Personal Property Classes.

The Board discussed the various scenarios as to affects the different shifts will have on the residential and commercial properties. It is projected that the Average Single Family tax bill will increase by 5.77 % from the previous year. (From \$9,217 to \$9,749) or (\$531 Dollars). Mr. Zaccaro advocated increasing the shift from 1.275 to 1.35 to save the average single family house approximately \$102 for FY 2024. After a lengthy discussion, Mr. Zaccaro made a motion for the Board to recommend a shift of 1.35, there was no second to the motion, so it failed. Mr. Fisher made a motion for the Board to recommend a shift of 1.30, an increase from the 1.275, a motion was seconded by Mrs. Ellis and the Board voted 2-1-0 to recommend to the Select Board a shift of 1.30 for FY 23.