

**CHARLEMONT BOARD OF ASSESSORS
NOVEMBER 3, 2025 MEETING MINUTES
CHARLEMONT ASSESSOR'S OFFICE**

Members Present/ Participating:

Karen Rau: Chair, Anthony Ostroski, Andrea Santos

Call to Order

Rau called the meeting to order at 6:38 p.m.

#1: Board Approval/Signatures

It was noted that the minutes from the 10/6/2025 meeting were not available for signing.

After review, on a motion by Rau and seconded by Ostroski, the Board voted unanimously to approve/sign the Monthly list of real and personal property tax abatements for October, 2025.

#2: Board Discussion

1. Hydro dam appraisal proposal. Hayden presented the Board with a 5-year proposal for the hydro dam appraisal and explained that since it's not required to be appraised every year, she has a request in to their vendor to see what the cost would be to only have it appraised in certification years. They have not yet responded so the matter will be tabled for now.
2. Quotes for Valuation Services. Hayden reminded the Board that CIDARE and MAK Valuation have offered to combine their services into one quote, so we'll have one vendor and invoice for all services. The cost will be the combination of their prior quotes; \$16,000. Their current vendor Catalis has come in at \$11,250. She noted that she has asked for a quote from them for all services but property inspections, but they have not yet responded. Hayden presented three possible valuation services options; remain with their current vendor, Catalis, use the combined services of CIDARE and MAK Valuation or use CIDARE for real property inspections and Catalis for all other services. The Board tabled this discussion until Catalis responds with their quote, so they had all the information to review.
3. Public Disclosure. Hayden explained that as part of their Certification process, they were in the public disclosure phase last week, whereby the public was notified that the proposed Fiscal Year 2026 values were posted online and in Town Hall, and were subject to change during this period. Hayden received no calls or inquiries regarding the values during this period.
4. 12 Thunder Lane; Sanderson property. We have the incorrect picture on the property card. Santos was unable to find the property to get a picture. Rau will go with her to get the correct picture.
5. The Board reviewed a request for abatement of a property value (received outside the public notification period), and Hayden advised them of the formal abatement process. There is no action to be taken on this until such time as an abatement application is filed.
6. Hayden reminded the Board that they need to sign off on the Gateway LA-4 and LA-13 reports, so we can receive final certification of our FY 2026 values.
7. Tax Rate Hearing. Since we are ready to receive final certification, the Assessors can now request that the Select Board schedule the tax rate hearing. The Board indicated they can be available for most dates in November, so Hayden will request the hearing and let the Board know.
8. The Board reviewed the deeds for September, 2025.

Adjournment

At 7:00 p.m. on a motion by Rau and seconded by Ostroski, the Board voted unanimously to adjourn their meeting and enter into Executive Session for purpose #7 (to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements); to deliberate on pending abatement and/or exemption applications, which pursuant to G.L. Chapter 59, Section 60 are not open to public inspection, and to not reconvene in open session afterwards. Roll Call vote: Rau-Yes, Ostroski-Yes, Santos-Yes.

The next meeting will be the tax rate hearing, when the Select Board sets the date.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 11/3/2025*

1. Agenda for meeting of 11/3/2025
2. Monthly list of real and personal property tax abatements for October, 2025.
3. Sansoucy Associates Fiscal Year 2027-2031 hydro dam appraisal proposal, 10/30/2025
4. Quote for property valuation services from Catalis Tax & CAMA, 6/17/2025
5. Quote for property inspection services from CIDARE; 6/19/2025
6. Quote for property valuation services from MAK Valuation Consultants, Inc.; 6/9/2025
7. Public Disclosure of proposed FY 2026 values notice
8. Deeds for September, 2025.

***Documents are stored in their respective files in the Assessor's office.**