

**CHARLEMONT BOARD OF ASSESSORS
DECEMBER 1, 2025 MEETING MINUTES
CHARLEMONT ASSESSOR'S OFFICE**

Members Present/ Participating:

Anthony Ostroski, Andrea Santos

Members Absent:

Karen Rau: Chair

Others Present:

Thorne Palmer, Town Clerk

Call to Order

Ostroski called the meeting to order at 6:35 p.m.

Approval/ of Minutes

The Board reviewed the minutes from their meetings on 10/6/2025, 11/3/2025 & 11/17/2025. On a motion by Ostroski and seconded by Santos, the minutes were unanimously approved, as written.

#1: 6:45 Appointment; Town Clerk Thorne Palmer

Town Clerk Palmer attended to notarize the Board's signatures on (7) Chapter 61/A/B new and amended land tax liens:

- a. Elizabeth Behl
- b. Richard de Filippi, Trustee of the Richard P. de Filippi 2019 Revocable Trust & Lucy Arrington, Trustee of the Lucy A. Arrington 2019 Revocable Trust.
- c. Nicholas Guggino
- d. Ryan Hoar & Matteson Heath
- e. Douglas Mason & Nina Marshall
- f. Chad & Barbara McKenna
- g. Jacob Rheinheimer & Shana Totino

The Board thanked Palmer for his time notarizing their signatures.

#1: Board Approval/Signatures

After review, on a motion by Ostroski and seconded by Santos, the Board voted unanimously to approve/sign the Following:

1. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #6
2. Revised Assessment List to Collector for Tea Street solar PILOT underassessment
3. Warrant to Collector & Notice of Commitment for Revised Assessment
4. Franklin County Regional Housing & Redevelopment Authority PILOT assessment

#2: Board Discussion

1. Santos asked about the Tea Street Solar revised assessment. Hayden explained that we have a PILOT agreement for a large-scale solar array, which is a set amount each year. Because the tax rate changes, she determines the tax rate and then bases the personal property value on that, however there wasn't time this year due to being in certification and getting everything in early, so this resulted in the value being based on the prior year's tax rate and an underassessment of the annual tax payment, so a revised assessment was needed to collect the difference.
2. Data Quality Inspections. Hayden noted she had some questions on the Board's inspections as she didn't have the property cards or notes.
 - a. 26 Riddell Road: 1 measurement was off, measurements are needed.

- b. 336 South River Road: question on whether there is a basement under the mobile home.
- c. 12 Thunder Lane: we still need the correct picture for the garage apartment.

The Board will go back out to confirm and bring their notes back to Hayden.

- 3. Hydro dam appraisal proposal. Hayden presented the Board with 5-year and 1-year proposals for the hydro dam appraisal and explained that since it's not required to be appraised every year, we could opt to only have it appraised in certification years. The cost is \$40,000 over 5 years or \$20,000 every 5 years. After discussion as to the fact that the values have been pretty flat over the last 4 years, on a motion by Ostroski and seconded by Santos, the Board voted unanimously to have the hydro dam appraised every 5 years and to go with the 1-year quote. The contract will be signed once the funds for the Fiscal Year (2031) have been secured.
- 4. The Board discussed quotes for Valuation Services for Fiscal Year 2027 and beyond. Hayden presented the Board with three options and pros and cons of each; remain with their current vendor, Catalis Tax & CAMA. Pros: Their quote came in much lower and they offer a level price for three years to provide all our valuation services. They are a familiar vendor and we use their software. Cons: Their valuation consultants have been difficult to schedule property inspections with, and their customer service and support is via a ticketing system we need to get in a queue for. CIDARE & MAK Valuation combined quote. Pros: They have high-tech property collection methods and will sketch all data collected, providing us more thorough inspections in less time and an audit trail. They also offer a scheduler for property owners to set up appointments with them and we can contact them directly for any questions or concerns we have. Cons: They are higher priced, are not familiar with our AssessPro software and we have never worked with either vendor. Additionally, if we leave our current vendor entirely we run the risk of not being able to contract with them in the future, if this option doesn't work out. CIDARE for inspections and Catalis for all other valuation services. Pros: We will get thorough property inspections yet still maintain a relationship with our current vendor, the price is lower than the CIDARE/MAK option. Cons: we will be working with two separate vendors and contracts and the price could increase in subsequent years. It was noted that CIDARE and MAK both came with good references from the communities using them and that CIDARE recently did a presentation at a workshop and three area towns have signed on with them. The Board discussed that the benefits of better property owner involvement, more accurate property collections and a better quality of services took precedence over cost. Therefore, on a motion by Ostroski and seconded by Santos, the Board voted unanimously to use CIDARE and MAK Valuation Consultants, Inc. for valuation services, beginning in Fiscal Year 2027. The contract will be signed following Annual Town Meeting and town elections, when all funding and elected Assessors are in place.
- 5. The Board reviewed the deeds for October, 2025.

Adjournment

At 7:21 p.m. on a motion by Ostroski and seconded by Santos, 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: Ostroski-Yes, Santos-Yes.

The next meeting will be Monday, January 5th, 2026.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 12/1/2025*

1. Agenda for meeting of 12/1/2025
2. Minutes from the meetings of 10/6/20-25, 11/3/2025 & 11/17/2025
3. (7) Chapter 61 land tax liens
4. Warrant to Collector and Notice of Commitment for 2025 motor vehicle excise commitment #6
5. Revised Assessment List to Collector for Tea Street solar PILOT underassessment, 12/31/2025
6. Warrant to Collector & Notice of Commitment for Revised Assessment, 12/31/2025
7. Franklin County Regional Housing & Redevelopment Authority PILOT assessment, 12/1/2025
8. Sansoucy Associates Fiscal Year 2027-2031 hydro dam appraisal proposal, 10/22/2025
9. Sansoucy Associates Fiscal Year 2031 hydro dam appraisal proposal, 11/6/2025
10. Great River Hydro dam valuations for Fiscal Years 2021-2026
11. Overview of valuation vendor options; quotes, services, pros and cons
12. Deeds for October, 2025.

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