

CHARLEMONT BOARD OF ASSESSORS
MAY 4, 2026 MEETING MINUTES
CHARLEMONT ASSESSOR'S OFFICE

Members Present/ Participating:

Karen Rau: Chair, Anthony Ostroski, Andrea Santos

Others Present:

Greg Rowehl

Call to Order

Rau called the meeting to order at 6:30 p.m.

Approval/ of Minutes

There were no minutes available for approval.

#2: Board Approval/Signatures

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

1. Fiscal Year 2026 Gateway reports for property tax exemptions reimbursements:
 - a. Veteran's Exemptions
 - b. MDM-1 (statutory property tax exemptions)
 - c. Motor Vehicle Excise Reimbursements
2. Monthly list of real and personal property tax abatements for April, 2026
3. Monthly list of motor vehicle excise tax abatements for April, 2026

#2: Board Discussion

The Board discussed their 4/24/2026 Property inspections.

1. Patricia Montalbano-149 Legate Hill Road. The Board found no major defects affecting the property value and found it to be in very good condition. The garage did have cracks and water damage, however and the condition could be reduced.
2. Julee Clement-152 Legate Hill Road. The Board did not see evidence that the lot is completely unbuildable and the owner did not produce any failed perc tests or wetlands determination to substantiate the wetlands claim. The Board felt the owner could reduce the value by combining her two lots into one.
3. Joel Rice-426 Zoar Road. Although Rice confirmed the appointment, there was no one at home when the Board arrived and a very large dog was on the property, so they did not enter.
4. Melvin Feliciano & Jovanna Lugo-176 Main Street. The owners had requested a property inspection stating the residence is still unfinished inside. The Board did find many unfinished areas in the residence and agreed the property is in very poor condition.
5. Valuation vendor contract with MAK Valuation and CIDARE. Hayden explained that when she received the contract from the vendors, she noted the price had increased from what they were quoted for years 2 & 3, and that they were only providing 75 residential inspections per year, which would not be enough to meet the DOR's requirements. In speaking with the vendors, they told her the increase was to adjust for the market and that callbacks (revisiting a property) and abatements would be extra. After further negotiations with the vendors, they agreed to reduce the price back to the previous quote and increase the number of inspections to 83 if she did all the sketching/data entry of the inspections. Alternately, they would increase to 100 inspections at an increased fee, with Hayden still doing all data entry. The Board discussed the price increase from the \$16,000 they had voted on previously to the \$21,555 (in years 2&3) now being proposed, and

the additional fees for services their current vendor, Catalis provides at no extra charge. Catalis includes up to 135 buildings, no charge for callbacks or abatements and a level price for three years. Considering the per-unit (property) fee structure of MAK/CIDARE, and the likelihood of future market-adjusted increases, the Board found using these vendors to be too costly to meet their needs and DOR requirements. Additionally, if Hayden needed to do the data-entry anyway, they would be better off staying with their current vendor, at a much lower cost. On a motion by Rau and seconded by Ostroski, the Board voted unanimously to remain with Catalis Tax and CAMA for their valuation and property collection needs. The Board instructed Hayden to ensure they have an inspector lined up for them.

#3: 7:00 Appointment; Greg Rowehl, former owner of Berkshire Pizzeria.

Mr. Rowehl attended the meeting because he was told he was being assessed for PODs storage containers. Rowehl asked if Assessors notify property owners when their property is revalued. Hayden told him only for certification years; the values are posted to the Town website and outside the Assessor's office. He was assured he was never assessed for PODs. He requested and was provided inspection records for the property from 2015 to current. It was explained that the only outbuildings on the property record consisted of a walk-in cooler, a sign and paving, of which the inspection records showed when each were added to the property. Mr. Rowehl seemed satisfied with this and thanked the Board for their time.

The Board reviewed the deeds for March, 2026.

Adjournment

At 8:02 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 Monday, June 1, 2026.

Respectfully Submitted,

Carlene Hayden,
Assessor's Clerk

Documents Viewed in Meeting of 5/42026*

1. Agenda for meeting of 5/42026
2. FY 2026 Gateway reports for exemptions reimbursements
3. Monthly list of real and personal property tax abatements for April, 2026
4. Monthly list of motor vehicle excise tax abatements for April, 2026
5. Montalbano, 149 Legate Hill Road property card with inspection notes
6. Clement, 152 Legate Hill Road, property card with inspection notes
7. Feliciano-Lugo, 172 Main Street property card with inspection notes
8. MAK-CIDARE Updated contract 4-23-2026
9. MAK-CIDARE Contract V6A 4-24-2026
10. MAK-CIDARE Contract V6B 4-24-2026

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