

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **January 6, 2025** Time: **9:15 AM** Location: **Town Hall Select Board Chambers**

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Niden, Vice Chair; Michael Diener, Secretary		
Absent:			
Other Attendees:	David Davison	Deputy Town Manager/Director of Finance	
	Cecilia Simchak	Assistant Director of Finance	
	Nancy Martin	Assistant Director of Assessing	
	Peter O’Neil	Needham Observer	
Notes prepared by:	David Davison	Deputy Town Manager/Director of Finance	

This meeting was posted on the Town web site as a hybrid meeting: <https://needham-k12-ma-us.zoom.us/j/82623408516>

Chair Bulian called the meeting to order at 9:24 a.m.

Chair Bulian announced that in accordance with the Open Meeting Law at the beginning of the meeting, I must disclose to attendees whether the meeting is being recorded. This meeting is being broadcast via Zoom, and is being recorded for publication, later viewing, and administrative purposes. Also, after notifying the chair, any person may make a video or audio recording of the meeting or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Please let me know now so that I can make that announcement as well. Mr. Peter O'Neil of the Needham Observer indicated that he was recording the meeting.

Public Comment Period: Chair Bulian noted that there were no taxpayers in the room to address the board and Ms. Simchak confirmed no one was online.

New Business:

Taxpayer Appointments: None

General Updates: Mr. Davison, in response to the Chair's query, said that there is no executive session necessary for today. Chair Bulian stated that this meeting was called specifically to allow taxpayers to meet with the Board after the property tax bills have been sent out. No one was in attendance for that purpose. Ms. Martin confirmed that the bills were mailed before the end of the year as required by law. No one was in attendance for that purpose and Ms. Simchak confirmed that no one was online. The Board members opted to keep the meeting open to allow the public additional time to arrive. Chair Bulian asked whether people had been coming to the Office. Ms. Martin said yes, some people have come, but not with their tax bills. Mr. Diener asked with February 1 falling on a Saturday what would be the deadline for abatement applications. Mr. Davison stated it would fall on February 3, 2025, and that the date was shown on the tax bills. Mr. Diener asked what are some of the common questions about the tax bill the staff receives. Ms. Martin stated that people are more interested in the tax amount than the actual tax assessment unless the person sells the property. Mr. Diener said people should be reminded that someone wanting to challenge the property assessment should

be directed to file an abatement application with the Board of Assessors rather than just complain to staff in the assessing office, treasury or Town Manager's office because only the Board can act on changing the value, not them. Mr. Niden asked when people call the assessing office, does the staff remind them of the filing deadline. Ms. Martin stated yes, we do. Additional conversation about the filing period and process continued. Noting that no one has come to the meeting that adjournment seemed in order.

It was noted that the next meeting is scheduled for Monday, January 27, 2025.

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener, which was passed unanimously by 3-0 vote at 9:43 a.m.