Town of Needham
Board of Assessors
MEETING MINUTES

Date: **November 25, 2024** Time: **9:15 AM** Location: **Town Hall Great Plain Room**

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
	Nancy Martin	Assistant Director of Assessing
	Cecilia Simchak	Assistant Director of Finance
	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/83942083189

Chair John Bulian called the meeting to order at 9:15 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: There were no comments.

Approve Minutes of Prior Meeting: There were no minutes to approve.

New Business:

Preliminary Certification: The Board was informed that the Town has received preliminary certification of the FY2025 values and that today (Monday, November 25, 2025) was the first day of the public disclosure period. Notices have been posted, and the legal notice was published on Thursday, November 21, 2024. As requested, the notice indicates the days and times that Town Hall is open so the public may come by and speak with the assessing staff regarding the new values. The public disclosure period ends on Thursday, December 5, 2024. Mr. Davison provided the Board with the average change for various classes of properties and, as the Board was aware from previous public meetings, that change in the land values was a primary factor in the overall assessment increase. Mr. Diener noted that New Growth also contributes to the increased total valuation. The average value of single-family homes increased by approximately 22.3% with the average change in land value of 39.9% and building value change of 7.2%. The median change for single-family homes was 23.2%. The average value of condominiums increased by approximately 16.8% but the median change was 12.7%. The State does not separate land value from building value for condominiums. The average value of apartment buildings increased by approximately 18.7 with the average change in land value of 48.9% and 12.7% for buildings. The median change for apartment buildings was 30.5%. There are 27% parcels which are covered under the apartment valuation class in Needham. The average value of commercial properties increased by approximately 33.8%. The average land value change for commercial parcels was 43.7% and building change was 32.3%. The median overall assessment change for commercial parcels was 46.2%. The average industrial value increased by 31.7% with the average land value change of 103.7%, but the average building value declined by 1.9%. The median change for industrial parcels was 41.1%. It was noted that the towers are located on industrial land and were a major influence on the industrial land valuation change.

Taxpayer Appointments: None

Executive Session: The Chair asked for a **motion** to enter into executive session and to return to open session prior to adjournment to comply with the provisions of any general or special law [exception 7]; specifically, to discuss Real Estate and Personal Property exemption and/or abatement applications which are not open to public inspection (per M.G.L. Chapter 59, Section 60); to comply with the provisions of any general or special law; specifically, to discuss Returns of Property Held for Charitable Purposes which are not open to public inspection (per M.G.L. Chapter 59, Section 32); and to discuss strategy with respect to litigation [exception 3] if an open meeting may have a detrimental effect on the government's litigating position which was moved by Mr. Niden, seconded by Mr. Diener and passed unanimously (3-0) on a roll call vote.

Mr. Niden	Yes
Mr. Diener	Yes
Chair Bulian	Yes

The Board moved to executive session at 9:30 a.m.

The Board **returned to open session** at 9:56 a.m.

Results of votes that were decided during executive session. It was stated that there were no votes taken during executive session.

Chair announced that the next meeting is scheduled for Monday, December 2, 2024.

The Chair asked for a motion to adjourn, which was moved by Mr. Niden, seconded by Mr. Diener and was passed unanimously by 3-0 vote at 9:57 a.m.

Minutes Approved 04/24/2025