

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, April 24, 2025** Time: **9:30 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	
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/87052094977>

Chair Bulian called the meeting to order at 9:32 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.

Public Comment Period: There were no comments.

Approve Minutes of Prior Meeting: On a motion by Mr. Niden and seconded by Mr. Diener the Board approved the open session minutes for the meetings of August 19, 2024; September 16, 2024; October 9, 2024; November 25, 2024 subject to technical corrections. Motion passed on a 3-0 vote.

Taxpayer Appointments: The taxpayer for 178 High Rock Street was not in attendance. Mr. Bulian asked Ms. Martin whether the taxpayer had confirmed. She stated she was not part of the process, but that yes she believes so.

Board Discussion: 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 9:36 a.m.

The Board **returned to open session** at 11:35 a.m.

Result of votes taken during executive session. The Chair asked Mr. Davison to announce the results. Mr. Davison reported the following:

1 Southfield Court	Board voted to approve an abatement (assessment reduced \$314,100 Grade)
2 Southfield Court	Board voted to deny (fairly assessed)
7 Southfield Court	Board voted to approve an abatement (assessment reduced \$310,500 Grade)
11 Southfield Court	Board voted to approve an abatement (assessment reduced \$353,800 Grade)
29 Southfield Court	Board voted to deny (fairly assessed)
35 Southfield Court	Board voted to approve an abatement (assessment reduced \$465,800 Grade)
39 Southfield Court	Board voted to approve an abatement (assessment reduced \$339,900 Grade)
810 South Street	Board voted to approve an abatement (assessment reduced \$416,100 Grade)
40 Daley Street	Board voted to deny (fairly assessed)
21 Jayne Road	Board voted to deny (fairly assessed)
39 Lawton Road	Board voted to approve an abatement (assessment reduced \$80,000 Topography)
529 Greendale Ave	Board voted to approve an abatement (assessment reduced \$18,700)
19 Southfield Court	Board voted to approve an abatement (assessment reduced \$348,700)
35 Highland Court error)	Board voted to approve an abatement (assessment reduced \$200,000 administrative error)
20 Otis Street	Board voted to deny (fairly assessed)
28 Marr Road – On Hold	

Board also approved the property tax deferral in the full amount for the property owner of 105 Blake Street

Mr. Niden moved that the Board adjourn the meeting, seconded by Mr. Diener, which was passed unanimously by 3-0 vote at 11:37 a.m.

Approved July 2, 2025