

Town of Needham
Board of Assessors
MEETING MINUTES

Date: **Thursday, July 3, 2025** Time: **9:30 AM** Location: **Town Hall Great Plain Room**

Board Members Attendance:			
Present:	John Bulian, Chair; Michael Diener; Michael Niden		
Absent:			
Other Attendees:	Julie Castor-Deas	Director of Assessing	
	Nancy Martin	Assistant Director of Assessing	
	David Davison	Deputy Town Manager/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/84196313121>

Chair Bulian called the meeting to order at 9:31 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: Mr. David Benson of 18 Mellen Street came to the Board to discuss the assessment process. He applied for abatement on his property. He noted that the assessing staff reached out to him to schedule an inspection of his property, but he was away when the calls were made, so it was delayed. A site inspection was done yesterday. He was questioning how the assessments were determined for other properties in town which he believes are more valuable, but the assessments were lower than the assessment on his property. Mr. Bulian noted that it was the land values which drove the overall increase in residential assessments. Mr. Benson understood that to be so, but he asked how the value of his home (the building) went up much more than other homes, both on a dollar amount and percent. Mr. Bulian said the Board will review the file and the application. Mr. Benson thanked the board members for their time.

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

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 9:55 a.m.

The Board **returned to open session** at 12:43 p.m. Ms. Martin had left the executive session at 10:15 a.m. and was not in attendance when the Board returned to open session. Mr. Niden had left the executive session meeting at 10:33 a.m. and was not able to attend the balance of the open session.

Result of votes taken during executive session. The Chair asked Mr. Davison to announce the results. Mr. Davison said that reported actions taken by the Board during executive session yesterday on 30 Charles Street and 19 Crawford Street were incorrect. It was reported yesterday that the Board denied the abatement application for 30 Charles Street. Actually, the Board approved an abatement (assessment reduced \$198,900) for 30 Charles Street. It was also reported yesterday that the Board approved an abatement for 19 Crawford Street, which was not correct. The Board actually denied the abatement application for 19 Crawford Street (the purchase price in October 2023 was more than the assessment).

Mr. Davison reported the following actions were taken by the Board today during executive session.

18 Mellen Street	Board voted to reconsider the application and upon further review voted to approve an abatement (assessment reduced \$59,300 Grade).
52 Wexford Street	Board voted to deny (fairly assessed).
437 Hunnewell Street	Board voted to approve an abatement (assessment reduced \$30,600 Grade and Lot Size).
100 Cabot Street	Board voted to deny (fairly assessed).
315 Chestnut Street	Board voted to deny (fairly assessed).
392 Chestnut Street	Board voted to approve an abatement (\$219,700 Grade).
0 Chestnut Street	Board voted to approve an abatement (assessment reduced \$251,600 land is secondary).
10 Kearney Street	Board voted to deny (Lack of information from the taxpayer).
1233 Highland Avenue	Board voted to approve an abatement (assessment reduced \$366,000 data update).
996 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$314,600 data update).
16 Franklin Street	Board voted to deny (fairly assessed).
19 Brook Road	Board voted to approve an abatement (assessment reduced \$126,200 Condition).
117 Kendrick Street	Board voted to deny (Lack of information from the taxpayer).
145 Rosemary Street	Board voted to deny (Lack of information from the taxpayer).
191 Dedham Avenue	Board voted to approve an abatement (assessment reduced \$9,600 Condition).
464 Hillside Avenue	Board voted to deny (fairly assessed).
844 Highland Avenue	Board voted to deny (Lack of information from the taxpayer).
225 Highland Avenue	Board voted to approve an abatement (assessment reduced \$179,000 Interior Adjustment).
1410 Highland Avenue	Board voted to approve an abatement (assessment reduced \$455,700 Interior Adjustment).
1056 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$380,100 Condition).
1076 Great Plain Avenue	Board voted to approve an abatement (assessment reduced \$301,000 Condition).
14 Wexford Street	Board voted to deny (fairly assessed).
43 Wexford Street	Board voted to approve an abatement (assessment reduced \$321,500 Building Characteristics).
109 Highland Avenue	Board voted to approve an abatement (assessment reduced \$583,200 Building Characteristics).
232 Chestnut Street	Board voted to approve an abatement (assessment reduced \$24,400 Condition).

33 Chestnut Place	Board voted to deny (fairly assessed).
828 South Street	Board voted to deny (filed late).

The Chair announced that the Board's next meeting is July 17, 2025.

Mr. Diener moved that the Board adjourn the meeting, seconded by Mr. Bulian, which was passed unanimously by 2-0 vote at 12:52 p.m.

Approved July 17, 2025