

LUNENBURG BOARD OF ASSESSORS
NOVEMBER 3, 2025
BILOTTA ROOM, LUNENBURG TOWN HALL
17 MAIN STREET

Present Members: Chair Brian Laffond, Vice Chair Sarah Cammer, Principal Assessor Lynda Cajka

CALL TO ORDER

The meeting opened at 6:38 PM.

OPENING COMMENTS

- Board

There were no comments from the Board.

- Public

There were no comments from the public.

STATUS REPORT FROM PRINCIPAL ASSESSOR.

- Update on FY 2026 LA3, LA4 and Interim Adjustments. Other items as needed.

In the past month, 9 abutters lists were received, and 51 motor vehicle excise tax abatements were processed. Those tax abatements are awaiting payment by the Tax Collector.

96 property exemptions were approved totaling \$74,221. Letters of approval and denial were mailed on October 30th. We are entering these into Vision for the first time. This should improve accuracy and timeliness while reducing potential duplication.

The interim adjustments are being worked on.

The LA4 assessment has been completed and shows the average sale price for FY2026. The median assessment to sales ratio is 95%. This information is due to the DOR for FY2026 as of January 1, 2025. The ratio must be between 90% to 110%.

Single family homes increased 2.7% from last year. The average single-family sale price for fiscal 2026 is \$517,296. A review by Site Index also indicated that there were no extreme changes by neighborhood

There was a motion to accept the LA4 as presented by Sarah Cammer, seconded by Brian Laffond.

The LA13 growth for FY2025 has been updated to \$518,650. Our original estimate for the budget had been \$400,000.

Classification hearing with the Select Board is scheduled for Tuesday, November 25, 2025. Ad for the newspaper will be sent tomorrow, November 4, 2025.

Brian Laffond inquired what the process is to fund Senior Means Tested Exemption. Lynda Cajka is unsure but will contact colleagues who have addressed those exemptions. We may fund through overlay for the first year.

CURRENT BUSINESS

- Review and Approve Minutes of July 16, 2025, July 29, 2025, August 13, 2025, September 3, 2025, and October 1, 2025, and Executive Session Minutes for October 16, 2025, October 22, 2025.

The Board has been unable to review any minutes.

Lynda Cajka is working on writing the executive session minutes for October.

- Review of Interim Adjustments for FY2026.

In Vision, the site index stayed at 3.7 for FY25 to FY26.

Below are the adjustments for each neighborhood:

Neighborhood 1A: Declined to 2.45% in 2026

Neighborhood 1B: remained at 2.43%

Neighborhood 2: remained at 1.1%

Neighborhood 3: remained at 1%

Neighborhood 4: remained at .95%

Neighborhood 5: remained at .8%

Sarah Cammer requests if there are only 1 or 2 houses sold in a neighborhood that 6 months prior and 6 months after sales need to be presented.

- 41A Warrant for Income Limitation Increase for Town Meeting, November 18, 2025

The warrant document has been completed and is ready for presentation at Special Town Meeting.

Lynda Cajka confirmed that Town Council did re-work some portions and believes it may still be confusing.

- Neighborhood Review for Town Meeting

Sarah Cammer recalls that the Town Manager thoroughly explained why this

is necessary at a prior meeting.

Lynda Cajka states a neighborhood review needs to be completed within 3 years.

- FY2026 Tax Classification Hearing

Scheduled for November 25 with the Select Board (see above).

UPCOMING MEETING/EVENTS SCHEDULE

Upcoming Meetings: November 19, 2025, December 3, 2025, and December 17, 2025 All meetings scheduled for 6:30p.m. with the location varying each meeting.

There needs to be an upcoming meeting with the Select Board about appointing another member. Brian Laffond will inquire with the new potential member about his availability. We expect either November 17, 2025, or November 19, 2025.

CLOSING COMMENTS

- Public

There were no comments from the public.

- Board

There were no comments from the Board.

ADJOURN

There was a motion to adjourn by Sarah Cammer, seconded by Brian Laffond.

The meeting closed at 7:38p.m..

