

**Board of Assessors  
Minutes of Meeting  
December 4, 2023**

ZOOM CONFERENCE INFORMATION WAS POSTED IN THE MEETING AGENDA FOR THE PUBLIC TO JOIN.

**Attendance:** Assessors, Norman Charest, and Robert Makuch, and Principal Assessor, Kelly McCormick.

A motion was made to call the meeting to order at 5:30 PM. There were no calls from the public to join the meeting.

**New Business:**

**2024 Tax Classification Hearing** – Kelly provided the Board with a copy of the Tax Classification packet to review for tonight's meeting. She informed the Board that the average single-family home in Hampden has increased by approximately 9% in FY2024. The average single-family home is now \$377,000 and the estimated tax rate is \$15.66. Kelly stated that the tax rate is subject to change until certified by the Department of Revenue. Using the estimated tax rate, the tax bill for the average single-family home would be \$5,903.82, which represents a 1.14% increase from last year, or \$66.80 in actual tax dollars.

Kelly reviewed the votes that will be required by the Selectmen at tonight's meeting and also went over the examples showing what would happen if they decided to shift the minimum residential factor. Kelly pointed out that the residential class now accounts for 86% of the properties in Hampden. The Commercial/ Industrial/ Personal Property classes combined account for the remaining 14%. This percentage has shifted slightly this year due a number of new residential parcels in town. Prior to now, it had remained steady at 85% to 15% from FY2018 – FY2023.

The Tax Classification Hearing packet has been provided to the Selectmen's Office and has also been made accessible to the public on the Town's website.

**Next Meeting:**

Next board meeting will be determined at a later date. Meeting adjourned at 5:55 PM.

Respectfully Submitted,

Kelly McCormick, MAA  
Principal Assessor