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Town of Nahant

Joint Hearing – Meeting Minutes

Board of Selectmen and Board of Assessors - Tax Classification Hearing

Tuesday September 23, 2025

Robert Tibbo, Chairman, Gene Canty, Vice Chairman

Patrick O'Reilly, Recording Secretary, Alison Nieto, Interim Town Administrator

Attendance BOS: Eugene Canty (GC) Robert Tibbo (RT), Patrick O'Reilly (PO), Alison Nieto (AN)
Attendance Board of Assessors: Kathryn Sherber, Ted Costigan
Sheila Hambleton (Town Assessor)

RT: Called the meeting and hearing to order at 6:03pm

MOTION RT: I move that the Board of Selectmen with the Board of Assessors open the FY2026 Tax Classification Hearing"
GC: seconded the motion
Roll call vote BOS: all in favor
Roll call vote Board of Assessors: Kathryn Sherber: yes ***Ted Costigan***: yes

(All Members of the Assessing Dept. are DOR qualified to classify properties.)

Assessors: Introduction to Tax Classification

***Single Family assessment tax history (if needed) fy26 tax rate =$8.99**

FY26 avg single family assessment $1,073,895 & taxes = $9,654.32 (up 1.7%)
FY25 avg single family assessment $1,037,420 & taxes = $9,492.39 (up 4%)
FY24 avg single family assessment $1,002,000 & taxes = $9,088.14

The AVERAGE single family's assessment increased 3.6%
But Condominiums assessment increased by 9.7%
The AVERAGE single family tax bill will increase $161.93 which is 1.7%

RESIDENTIAL FACTOR: a factor of "1" means all classes of properties will be taxed at the same tax rate: Residential, Commercial, Industrial, and Personal Property.
Residential Exemption: can be granted so **resident** owners pay less taxes than non-owner occupied residents. If granted, there would be an overall insufficient benefit to resident home owners because of the low number of non- owner occupied home owners.15% make up non – owner occupied residences while 85% are owner occupied

Small Commercial Exemption: About 1.2% of properties make up the commercial class. The residential class is 96.2%. The Industrial and Personal Property class is 2.60 %
Senior Means Tested Exemption: **ONLY a locally adopted option.** About 1200 residents are 65 and older.110 residences received the DOR Circuit Breaker credit in 2021**.** Needs Town approval at ATM to consider this Exemption in the future
Open Space Discount: No Open Space Class exists in town. No discount can be granted.

Excess levy capacity (Assessors): Fiscal year 2026 excess levy capacity is calculated as $ 3,223.88. **FY25** excess levy capacity was $8,767.20**, FY24** excess levy capacity was $4,138.65**, FY23** excess levy capacity was $ 10,215.12.

MOTION RT: I move that the Board of Selectmen vote to approve a Residential Factor of "1" and not adopt the following: a residential exemption, a Small Commercial Exemption, a Senior Means Tested Exemption, and not grant a discount for Open Space for fiscal year 2026. And that the Assessors have informed the Board that the excess levy capacity for the current fiscal year is calculated as $ 3,223.88.
GC: seconded the motion
Roll call vote: BOS all in favor

MOTION RT: "I move that the Board of Selectmen and Board of Assessors close the FY2026 Tax Classification Hearing"
GC: seconded the motion
Roll call vote: BOS all in favor
Board of Assessors: ***Kathryn Sherber***: yes ***Ted Costigan***: yes

MOTION RT: I move that the Board of Selectmen vote to approve committing to the Board of Assessors unpaid FY25 unpaid utility and rubbish accounts in the amount of $122,515.49 as presented by the Treasurer/Collector to be added to the annual tax as a municipal charges lien to be subject to the provisions of the law relative to interest on taxes."
GC: seconded the motion
Roll call vote: BOS all in favor

RT: moved to adjourn

Hearing adjourned at 6:20 pm on Tuesday September 23, 2025.
Meeting Minutes prepared by Administrative Assistant, Kristin Taylor on October 28, 2025.
Meeting Minutes approved by the Board of Selectmen on 5th day of November 2025.