

BOARD OF ASSESSORS

Samuel P. Chase, Chairman
Michael Donoghue
Gabriel Francisco



Chief Assessor
Regan LeMay

Telephone: (978) 250-5220

Chelmsford Town Offices
Assessor's Office
50 Billerica Rd
Chelmsford, MA 01824-2777

Approved by BOA Vote 25 February 2026

Meeting Date: 25 February 2026
Location: Assessor's Office, 50 Billerica Rd, Chelmsford MA 01824
Present: S. Chase, M. Donoghue, G. Francisco, R. LeMay, M. O'Hagan
Public Present: None

Meeting Called to Order at 1:00 PM

Note: The Assessor's office files abatement, exemption, and hardship files by Account No., which is the same as the tax bill number. All properties acted upon are referred to either by property address and/or by the Account No. referenced on the corresponding documents.

1. Appointments: None.
2. Discussion: Proposal for Appraisal Services for 255 Princeton Street, LandVest, Inc.: Town Counsel has recommended that the Town obtain a professional opinion of value for the subject property, owing to the size and scope of the real estate and the improvements thereon. This will be useful to the town in establishing an accurate assessed value for the property and will also contribute to the accuracy of the town's property value database to assist in determining assessed values for other residential rental units. The Board asked R. LeMay to provide data concerning the provision assessments that have been made at various stages of project construction. The Board will consider the Proposal after we have reviewed the pertinent data.
3. Warrants/Commitments: None.
4. End of Month Reports/Signatures on prior actions: Prior approved Abatement denials, 20, signatures only; prior approved Abatement approvals, 22, signatures only.
5. Administrative Action, Residential/Commercial and PP Abatements & Exemptions, resolution and recommendations for action on pending litigation: Remove to Executive session.
6. Approval of 25 February 2026 Regular Session Meeting Minutes, subject to later revision if required: Motion to approve by M. Donoghue, second G. Francisco, vote to approve, unanimous.

Executive Session: Motion by M. Donoghue to adjourn to Executive Session, pursuant to MGL Chapter 30A, Section 21(a)(7), to comply with, or act under the authority of, any general law, specifically, to require confidentiality as defined in MGL Chapter 59 Section 60, Records of Abatements, and Chapter 214 Section

1B, Right of Privacy, to discuss abatement and/or hardship exemption actions as required, further, to discuss strategy with respect to pending litigation; upon conclusion of Executive Session, not to return to Open Session. Second by S. Chase. Voted by Poll of the Board: Mr. Donoghue Aye, Mr. Francisco Aye, Mr. Chase Aye.

Meeting Adjourned, 1:31 PM.

Respectfully submitted:

Sam Chase, Chairman