



## TOWN OF FREETOWN

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BOARD OF ASSESSORS  
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2017 SEP -7 AM 11:26  
*Ja Brown*

REGULAR MEETING OF THE BOARD OF ASSESSORS  
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS  
MONDAY, FEBRUARY 27, 2017, 5:30 PM

The meeting was called to order by Assessor Suzanne Parker at 5:30 PM. In attendance were Ms. Parker and Michael Motta. Also in attendance was Karen M. Mello, Asst. Assr. Chairman, Sheila Scaduto was absent.

In Open Session, Karen Mello presented the Board with Abatement reports and a Payroll schedule which the members reviewed and approved.

Having no further business in Open Session, the acting Chairman asked for a motion to convene Executive Session under MGL chap. 30A section 21, Reason #6 stating that to review in open session may have a detrimental effect on the position of the public body. Ms. Parker also stated the meeting would re-convene in open session to read any decisions into the public record.

Michael Motta made the Motion which was seconded by Suzanne Parker and the motion passed. Michael voted Aye and Suzanne voted Aye. Therefore, the motion passed.

At the Conclusion of Executive Session, the Board reconvened Open Session and stated that the following abatements were granted.

#10	33 Richmond Rd.	20% based on condition for one year
#34	41 Richmond Rd.	Duplicate account inadvertently billed twice

With no other business to attend to, the meeting was adjourned at 6:42PM.

Respectfully submitted,

*Karen M. Mello*  
Karen M. Mello, Asst. Assr.

REGULAR MEETING OF THE BOARD OF ASSESSORS  
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS  
MONDAY, FEBRUARY 27, 2017, 5:30 PM (cont'd)

In Executive Session, the Board reviewed several applications.

#10 33 Richmond Rd.

Records show this property was recently purchased for \$95,000 but is assessed for \$201,400. Research indicates that the property was marketed through a real estate agent for \$144,000 and that the seller was actually the executor for an estate. Karen advised the Board that she had done an interior inspection and found the property suffers from a functional obsolescence and deferred maintenance. She also found that directly behind the dwelling lies an active railway track. She felt that as time progresses the new owner will work to repair and upgrade the property so the abatement, if granted, should be short term. Suzanne Parker made a motion to grant an abatement of 20% to reflect the present condition of the dwelling be granted. The motion was seconded by Michael Motta and with each of the two members present voting Aye, the motion passed.

#35 41 Richmond Rd.

The owner of this parcel submitted an application pointing out that he was being billed twice for the same property. Research indicated that after a recent sale, the rear portion of the lot was not conveyed to the buyer but rather, combined with an adjoining lot which he also owns. While the acreage of the adjoining lot was increased, the rear parcel wasn't deleted from the tax file. Karen advised the Board that indeed the property owner had been assessed twice and that an abatement on the rear parcel was warranted. Michael Motta made a motion to grant the abatement of value of \$10,700 and abatement of tax of \$142.52. The motion was seconded by Suzanne Parker and both Assessors voted Aye to grant the abatement.

The Board read a letter that was submitted with a Solar abatement application. As the Board reviewed that application they found no probative information regarding income or expenses. Karen was instructed to write a letter asking for the desired information as well as consult with PK Valuations for any details they might require.

The Board reviewed three applications for what can be described as "Antique" homes. During discussion Suzanne Parker mentioned that one of the applicants with whom she is friendly had contacted her with concerns. During the meeting she stated that to remove the appearance of bias, she would like a representative from PK Valuations to perform the inspections and advise the Board. Karen told the Board that she would contact the reval company.

No other applications were reviewed or decided and the Board voted unanimously to close Executive Session to read the new decisions into the public record.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Karen M. Mello". The ink is dark and the signature is fluid.

Karen M. Mello, Asst. Assr.