



TOWN OF FREETOWN

OFFICE OF BOARD OF ASSESSORS

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J. Brown

REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
SUNDAY, APRIL 15, 2018, 10:00 AM

The meeting was called to order by Sheila Scaduto, Chairman. Assessors, Sheila Scaduto, Suzanne Parker and Michael Motta were present as was Karen Mello, Asst. Assessor.

All discussions and decisions were held in Open Session.

The Board reviewed and signed abatement schedules and payroll schedules.

The Board reviewed the following abatements:

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| 1. 7 Nick Drive, E. Freetown | Map 241 Lot 26.13 | Granted |
|------------------------------|-------------------|---------|

A representative from PKValuations was sent to re-measure the dwelling. Based on adjustments to the gross living area, the value decreased by \$75,200. Suzanne Parker made a motion to grant the abatement based on the reduction in value. Mike Motta seconded the motion. Sheila Scaduto called for the vote and all three members voted in favor of granting the abatement.

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| 2. 15 N. Main St., Assonet | Map 211 Lot 6 | Denied |
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Info from PKValuations indicates that the assessment is representative of the age, quality of construction, present condition and utility of the dwelling and no abatement is warranted. Mike Motta made a motion to deny the abatement, Suzanne Parker seconded the motion and in a 3-0 vote, the Board voted to Deny the application.

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| 3. 25 Flagg Swamp Rd., E. Freetown | Map 256 Lot 4.02 | Denied |
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Previous adjustments to gross living area have corrected the value which is now accurate. Mike Motta made a motion to deny, which was seconded by Suzanne Parker. Sheila Scaduto called for the vote and each of the three assessors voted for Denial. Final Vote: 3-0 Deny.

4. 50 N. Main St., Assonet Map 206 Lot 28 Granted

A representative from PKValuations was sent to re-inspect and re-measure the dwelling. Due to corrections in the condition and anomalies in the square footage of an octogan house, the assessed value was reduced by \$51,200. Suzanne Parker made a motion to grant the abatement based on the reduction in value. Mike Motta seconded the motion. Sheila Scaduto called for the vote and all three members voted in favor of granting the abatement.

5. 102 Narrows Rd., Assonet Map 212 Lot 29 Granted

Based on the physical condition of the dwelling, the Board felt the assessment quality should be very good instead of excellent. The adjustments reflected in a 12% negative adjustment. Suzanne Parker made the motion to adjust the condition, which was seconded by Mike Motta. Sheila called for the vote and Sue voted Aye to Grant, Michael voted Aye to Grant and Sheila voted Aye to Grant.

6. 104 Narrows Rd., Assonet Map 212 Lot 28 Denied

The land in question is being taxed as a buildable lot and no information has been submitted to dispute that assertion. Mike Motta motioned to Deny the abatement. The motion was seconded by Suzanne Parker. The vote was called by Sheila Scaduto and each of the Assessors voted to Deny the abatement.

7. 51 Winfield St., E. Freetown Map 107 Lot 57 Denied

Previous adjustments to the physical condition and square footage have corrected the assessment. No further adjustments are warranted. Sheila Scaduto made a motion to Deny the abatement. Mike Motta seconded and by a voice vote, Suzanne Parker voted Deny, Michael Motta voted Deny and Sheila Scaduto voted Deny.

Karen advised the Board that Paul Kapinos was still reviewing documentation for the solar facilities at 84 Chace Rd. and 23 Braley Rd. and had not yet submitted his recommendations.

The Board briefly discussed general office procedures and the training courses that may be available to staff. Karen said she would look into what courses are being offered soon and the cost.

The meeting adjourned at 2:15 PM.

Respectfully submitted,



Karen M. Mello, Asst. Assr.
Freetown Board of Assessors