



TOWN OF FREETOWN

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REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, JUNE 27, 2016, 5:30 PM

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

In Open Session, the Board reviewed certain documents related to an Appellate Tax Board case that was scheduled for July 17, 2016.

At 5:50 PM, the attorney, Vincent Cravin and taxpayer, Joseph Delgado, owner of property located at 4 Cap'n Harris Dr., Assonet arrived and were greeted by the Chairman, Sheila Scaduto.

Ms. Scaduto called for a motion to enter Executive Session for the purpose of considering the value of real estate. Michael Motta made the motion. By necessity, Sheila seconded the motion and called for the vote. The vote was 2-0 in favor of discussing this matter in Executive Session.

The minutes of the Executive Session are included in this report because the matter has been negotiated and resolved.

In Executive Session, Ms. Scaduto explained that a member of the Board was not present because it was perceived as a conflict of interest since she works for the same bank that Mr. Delgado went to in order to secure a new mortgage and was in fact, the mortgage broker who handled his paperwork.

At the outset of tonight's meeting Atty. Cravin offered a value of \$1,417,000 to settle the case. His client mentioned that the bank's mortgage appraisal is lower than Atty. Cravin's offer. Mr. Motta mentioned that a bank appraisal is intended to minimize the risk exposure for the bank and is traditionally low.

Ms. Scaduto advised the visitors that the Board would review their records and advise them of any decision that was made.

After the Attorney and his client left the meeting, Michael Motta made a motion that Sheila Scaduto was negotiate further with the appellant or his lawyer and Sheila seconded the motion. The vote was unanimous in favor of Ms. Scaduto handling the negotiations.

Several days later, Ms. Scaduto was able to negotiate a settlement that lowered the Town's liability to \$2,522 or \$200,000 in value.

The meeting adjourned at 6:50 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen M. Mello". The signature is written in dark ink and is positioned above the typed name.

Karen M. Mello, Asst. Assr.