



TOWN OF FREETOWN

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OFFICE OF
BOARD OF ASSESSORS
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REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, MARCH 17, 2014

The meeting was called to order at 6:00PM. Sheila Scaduto, Chairman, Suzanne Ashley-Parker and Michael Motta were all present. Karen Mello, Asst. Assr. was also present.

Open Session

There were no matters to be considered in Open Session, therefore, the Chairman called for a motion to convene in Executive Session for purposes permitted under Reason #3: '[t]o discuss strategy with respect to....litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares' and Reason #6: '[t]o consider the purchase, exchange, lease or value of real estate....'

The function of reviewing and voting on real estate and personal property abatement applications are valid reasons for invoking Executive session because Applications for Abatement are not open to public review and not considered 'Public Records'. By roll-call vote: Sheila Scaduto - Aye
Suzanne Parker - Aye
Michael Motta - Aye.

At the conclusion of the Executive Session, the Board did reconvene in Open session to read their decisions into the Public Record.

Abatement App. #33 72 Narrows Rd. – GRANT

Abatement App.#34 2 Howland Rd. – GRANT

Abatement App. # 6, 18 Huron Av - DENY
#14, 8 Huron Av. - DENY
#15, 21 Estelle Av. - DENY
#22, 5 Island Rd. - DENY
#26, 1 Billy's Island Rd. - DENY
#28, 47 Hemlock Av. - DENY
#29, 45 Hemlock Av. - DENY



With no other business to discuss, the meeting adjourned at 8:00 PM.

Respectfully submitted,

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

Executive Session

The Chairman of the Board, Sheila Scaduto called the Executive Session to order for the purpose of reviewing abatement applications which are not open to Public Review and deliberations could compromise the Town's position if appealed.

The Board reviewed open applications and instructed Karen M. to call for inspections of 3 properties in

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|----------|-----|-----------------|-----------------------|-----|-----------------|
| Assonet: | #20 | 4 Cap'n Harris | and 4 in E. Freetown: | #13 | 21 Chipaway Rd. |
| | # 3 | 7 E. Public St. | | #31 | 3 Kendyl Ln. |
| | # 7 | 0 High St. | | #12 | 35 County Rd. |
| | | | | #27 | 93 County Rd. |

Abatement App. #33 – 72 Narrows Rd. was granted to correct previous increases in depreciation due to condition that were not carried forward. The Board re-inspected the property and found that the condition of the property was not improved and the increase in depreciation should remain. The Board voted 3-0 in favor to abate \$100,700 of land value and \$17,150 of the building value.

Abatement App. #34- 2 Howland Rd. was the site of a former oil company. The property is located in a Residential Zone per the Town of Freetown Zoning Bylaws. The Board found that the use of the property predated the establishment of the zoning district and was grandfathered. Several years ago, the business closed upon the death of the owner. The use of the property was allowed to lapse and the Building Inspector stated that it was no longer "Grandfathered". Therefore, the Board voted to classify the property as a 106 or residential accessory building due to the fact that it has no kitchen or full bath. The value is unchanged.

Abatement App. # 6, 18 Huron Av.
#14, 8 Huron Av.
#15, 21 Estelle Av.
#22, 5 Island Rd.
#26, 1 Billy's Island Rd.
#28, 47 Hemlock Av.
#29, 45 Hemlock Av.

All of these applications have the same concern. Each applicant is lamenting the steady increase of value in waterfront property, thus the increase in tax amounts, even though the general sales market is slow in its recovery over the last few years.

However, none of the applicants gave evidence to demonstrate a flaw in the valuation of waterfront homes. The concern is more about the aging populace and diminished income streams and ability to meet their financial obligations than the actual salable value of their homes. The Board reviewed the recent sales and found values of the applicant's properties to be in line with those sales.

On the whole, the Board found no deficiencies in the waterfront pricing methodology and by unanimous vote, denied the above mentioned applications by unanimous vote.

The Board also reviewed other records of the Assessors' office to see if all the applicants were receiving any and all discounts and exemptions that are available to them. In the cases where no exemptions were listed, the board asked Karen M. to get information to those taxpayers so that they may apply for the appropriate benefits.

The Board reviewed several applications that raise the issue of wetlands and whether they are properly classified and priced and asked Karen M. to contact Paul Kapinos to verify the wetlands pricing if any. No decisions were made in those cases and the Board will wait until Paul K. has had an opportunity to respond.

With no other business to consider, the Board reconvened in Open Session to confirm their decisions into the public record.

Respectfully submitted,

Karen M. Mello

Karen M. Mello, Asst. Assr.

