



TOWN OF FREETOWN

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OFFICE OF
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REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, FEBRUARY 6, 2017, 5:30 PM

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

In Open Session, Karen Mello presented the Board with Abatement reports a Warrant and Commitment and January abatement reports which the members reviewed and approved.

Having no further business in Open Session, the 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. Sheila also stated the meeting would re-convene in open session to read any decisions into the public record.

Michael Motta made the Motion to convene in Executive Session which was seconded by Suzanne Parker. Sheila called for the vote and the motion passed. Michael voted Aye, Sheila voted Aye and Suzanne voted Aye.

At the Conclusion of Executive Session, the Board reconvened Open Session and stated the following:

#24	Personal Property	Deny, but send letter explaining nature of refund
#18	7 Kendyl Ln.	Deny

With no other business to attend to, the meeting was adjourned at 7:00 PM.

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 6, 2017, 5:30 PM (cont'd)

In Executive Session, the Board reviewed several applications.

- #24 PP-Air Karen explained that upon review of the FY17 Form of List, the business was Closed and the tax account was made inactive. Unfortunately, that did not occur until after the Preliminary Tax bills were sent due to the fact that we are a Ch. 653 community.

Preliminary taxes were paid and credited to the account which means they have to be refunded by the Tax Collector; a fact of which she is fully aware. While there is no account to abate, the refund of the Excess Preliminary might confuse the tax payer so Karen was instructed to write a letter of explanation.

- #5 37 Braley Rd. Application states that the parcel will not perc but includes not evidence that supports such a claim. The Board reviewed the Assessors' maps and determined that the parcel is 5.05 ac. and questioned whether the entire area was too wet. Karen was asked to check with the Building Dept. and the application was set aside for future consideration.

- #10 33 Richmond Rd. Buyer paid \$95,000 for the property in November of 2016. Property was in Probate. Buyer feels assessment doesn't reflect accurate condition of the property. Sheila stated that she wanted to review MLS history before the Board took a vote. Application was put on Hold for future consideration.

- #17 22 Flagg Swamp Rd. The application points out that a one acre portion of this parcel that is classified as Forestry land did not receive the same discount as the rest of the 17 acre lot and asked that it be corrected and the same discount applied. Sheila requested that Karen check with Paul Kapinos as to whether it was intentional or an error. Application was placed on Hold for future consideration.

- #18 7 Kendyl Ln. The Board reviewed the previous years' abatement application as well as changes made to the square footage of the dwelling due to an on-site review by the assessors and found no further corrections were warranted. Michael Motta made a motion to deny the application, which was seconded by Suzanne Parker. Sheila Scaduto called for a vote and by 3/0 vote, the Board unanimously denied the application.

The Board took note of three applications for abatement that were for "antique" homes. These dwellings are in the same neighborhood along S. Main St. and the Board noted that at least two of the properties had not undergone interior inspections in at least 10 years.

Inability to access a property can affect the value if proper depreciations aren't noted. That is a perfect argument for why property owners should allow the Assessors or their agents to come inside and do the job they are paid to do.

The Board asked Karen to forward those applications to Paul Kapinos to schedule appointments before the applications can be reviewed.

The Executive portion of the meeting was closed and re-opened into Public Session to read the results of Abatement Applications that had been decided.

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 printed name.

Karen M. Mello, Asst. Assr.