



TOWN OF FREETOWN

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OFFICE OF BOARD OF ASSESSORS

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ASSONET, MA 02702



REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, NOVEMBER 17, 2014, 5:00 PM

The meeting was called to order at 5:00 PM. Sheila Scaduto, Chairman and Suzanne Ashley-Parker were present. Karen Mello, Asst. Assr. was also present. Board member Michael Motta was absent.

Open Session

The meeting was informal in nature.

No motions were made nor, votes taken.

The purpose of the meeting was to assemble packets of information and familiarize the Board members with all the documents that were intended to be presented to the Board of Selectmen at the Classification Hearing scheduled for 6:00 PM on the same evening and highlight points the Board felt should be mentioned.

At 5:40, the Board closed the meeting to reconvene before the Selectmen's meeting.

The Board presented its information, and the Selectmen chose a factor of 1.43 for CIP properties. The classification hearing concluded at 6:30 PM.

Respectfully submitted,

Karen M. Mello, Asst. Assr.

CLASSIFICATION HEARING PRESENTATION



The Board of Assessors is happy to provide the Board of Selectman with the statistical information to assist the Board in your determination of tax classification for our Town for fiscal 2015.

You should have 3 items:

Classification Hearing Sheet, which has compares last year's values with the new fiscal year values, and lists the difference in tax dollars, and difference in percentage, for the average single family property, two family property, and commercial property.

Historic Shifts and Resulting Tax Rates, which is a list of the chosen shift, and resulting tax rates since 1991.

What if Scenario Worksheet, which lists the tax burden for all classes of property, beginning with a single rate, which if chosen, would be approximately 14.33 per thousand, up to a maximum shift of 1.5, which would be a residential rate of approximately 12.67 per thousand, and a CIP rate of 21.50 per thousand.

Fiscal 2015 is Triennial Certification Year for the Town.

Each year, by state law, all cities and towns within the state of Massachusetts must do interim adjustments.

Fiscal 2015 values are calculated from the analysis of qualified sales that occurred during calendar year 2013.

Values are developed by performing analysis of the sales by classification, style, age, size, location, neighborhood etc.

The Department of Revenue then reviews and certifies the values.

Note: The Town of Freetown chose a shift of 1.43 for fiscal 2014.

Note: Town of Freetown has chosen a shift of 1.45 for eight years prior to fiscal 2014.

The fiscal 2015 levy increased by 7.5%

Overall, the Value of the Town increased by 4.4%

Residential values increased by 3.2%.

Commercial, industrial, and personal property values increased approximately 9.8%.

The fiscal 2015 new growth is \$617,368.

\$162,600 from the residential class

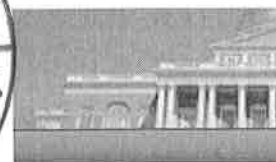
\$16,514 from commercial class

\$383,652 from the industrial class

\$54,602 from personal property

Please note that for fiscal 2015 there is an excess levy capacity. The excess levy capacity will be approximately \$332,502.38.

Division of Local Services Gateway



Certification Tax Rate Schedule A LA3 Misc Forms Directory

Hide Menu

LA5 Options & Certification

LA5 Options & Certification

Status : FORM ENTERED

FREETOWN 2015

Jurisdiction Freetown - 102

Fiscal Year 2015

Tax Rate - BLA

LA-4

LA-15

LA-13

LA-13A

Tax Rate - BOA

A1 Offset Receipts

A2 Enterprise Funds

A3 Revolving Funds

A4 CPF

B1 Free Cash

B2 Other Funds

OL1 Overlay

DE1 Debt Exclusion

Tax Title

Teacher Deferral

Levy Limit

LA5 Options & Certification

LA5 Percent

Letter in Lieu of Balance Sheet

Pro Forma Recap

Tax Rate Recap

Tax Rate - Reports

LA4 Comparison

LA13 Statistics

BOA Comparison

Form Approvals

TR Non Approvals

TR Approvals

New Growth Rate Status

Tax Rate Summary (Public)

BLA - LA7

BLA - Chap 200

BLA - Chap 3

Tax Rate Submission Summary

Options Table

LA4 VALUES

Residential	954,410,115
Open Space	0
Commercial	61,583,305
Industrial	106,510,800
Pers Prop	53,985,170
Total	1,176,489,390

FFCV PERCENT

Res %	81
OS %	0
Com %	5
Ind %	9
P P %	4
Total %	100

INPUT OPTIONS

Estimated Levy 16,864,516

Resid Factor Selected 0.8999

CIP Shift 1.4

Single TR

SHIFT PERCENTS

Res %	73.0066
O S %	0.0000
Com %	7.4853
Ind %	12.9462
P P %	6.5619
Total %	100.0000

Res TR	
OS TR	
Com TR	
Ind TR	
PP TR	

RESIDENTIAL EXEMPTION

Total Res Value 954,410,115

Avg Res Value 0

/ Total Res Parcel Count
 X Selected Res Exemption % 0.00
 No. Eligible Res Parcels 0.00000

SMALL COMMERCIAL EXEMPTION

No. Eligible Com Parcels 0
 Selected Com Exem% 0.0000

X Total Value of Eligible Pcls

Preliminary Levy Limit

BLA/BOA Assignments
(cities/towns)

BLA Certification Directives

Total C & I Value
minus Exemption 168,094,105**Signatures****Signatures for LA5**☐**(Board of Assessors)****(Date)**

Comments:

LA5 Certification

I hereby attest that notice was given to taxpayers that a public hearing on the issue of the fiscal year 2015 would be held on 11/17/2014 (date), 6:00PM (time), at 27

Newspaper Advertisement (describe type of advertisement)

☐**(Clerk)****(Date)**

Comments:

We hereby attest that on 11/17/2014 (date), 6:00PM (time), at 277
hearing on the issue of adopting the percentages for the fiscal year 2015, that the data relevant to making such determination and the fiscal effect of the available set forth above were duly adopted in public session on 11/17/2014 (date).

The LA-5 excess capacity is calculated as 332,502.38

We have been informed by the Assessors of excess levy capacity 332,502.38

Signatures for LA5 Certification

For cities: City Councilors, Aldermen, Mayor

For towns: Board of Selectmen

For districts: Prudential Committee or Commissioners

☐**(Authorized Signature)****(Date)**

Comments:

☐**(Authorized Signature)****(Date)**

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