

**Freetown Board of Assessors**  
Minutes of Wednesday, March 4, 2020  
Map Room – Town Hall – Assonet, Mass.

RECEIVED  
FREETOWN TOWN CLERK  
2020 JUN -4 AM 11:22  
*J. Brown*

**Present:** Jeff Field and Mike Motta were present, and Sue Parker participate by phone.

**Call to order:** Mike Motta called the meeting to order at 5:40 p.m.

*Note: As Mrs. Parker participated remotely, all votes taken were by roll call vote.*

**Approval of Minutes**

A motion was made by Mr. Field, seconded by Mr. Motta, to approve the minutes of February 24, 2020. The motion carried unanimously. A motion was made by Mr. Field, seconded by Mr. Motta, to approve the minutes of the executive session held February 24, 2020. The motion carried unanimously.

**Report of Clerk**

The clerk presented an updated budget for Fiscal Year 2021. A motion was made by Mr. Field, seconded by Mrs. Parker, to accept the revisions. The motion carried unanimously.

Discussion on the revaluation process for the fiscal years 2021, 2022, and 2023 was postponed to the next regular meeting.

**Real Estate or Personal Property Abatement Applications**

The Assessors reviewed and acted upon several abatement applications, as follows:

**#5 37 Cliff Drive, Assonet**

The property owner contends that the classification code 1060 (accessory improvements) is incorrect, and that the property should be classified as 1320 (undevelopable land). The property record card was checked, and showed that the property has a gazebo and a shed. The presence of these accessory improvements demonstrates that the classification 1060 is correct. A motion was made by Mrs. Parker, seconded by Mr. Field, to deny the application. The motion carried unanimously. The clerk was requested to draft a letter asking the property owner to provide any written documentation that the property is undevelopable for consideration in FY2021.

**#15 23 Braley Road, East Freetown**

The lessee of the property applied for an abatement of personal property taxes. However, the property owner was not assessed for personal property taxes, only for real estate. While the lessee may believe the property in question is personal property, it was not taxed as such, and there is therefore nothing to abate. A motion was made by Mr. Field, seconded by Mrs. Parker, to deny the application. The motion carried unanimously. The clerk was requested to draft a letter explaining the reason for the denial.

#2 19 Jordan Lane, East Freetown

The property owner disputes the assessed value of the property (\$476,600) and believes the value should be \$390,000. The property record card was reviewed and showed that the property consists of a single-family dwelling with in-law apartment on 1.624 acres of land. The owner purchased the property in September 2018 for \$460,000. The Assessors felt the property owner would not have paid \$460,000 if the property was only worth \$390,000. A motion was made by Mrs. Parker, seconded by Mr. Field, to deny the application. The motion carried unanimously.

#25 179 Middleboro Road, East Freetown

The property owner stated on its application that taxes were paid through December 31, 2019, however the accounting software showed no payments from July 1, 2019 forward. This application was set aside and the clerk was asked to verify with the Tax Collector whether payments were timely made.

#4 PP-PREFER

The applicant contends it is classified as a manufacturing corporation and therefore exempt. The Corporations Book was checked and verified manufacturing status. The account was noted to be new for FY20 despite the company being in business many years. The clerk was asked to check with Paul Kapinos as to what triggered creation of the account.

#8-14 Various Properties in Assonet

The clerk was asked to contact the attorney who submitted the applications and request written authorization from the property owners to act as their agent. The clerk was also asked to contact Paul Kapinos for input.

#19 149 South Main Street, Assonet

The property owner contends that the classification code 3900 (commercial developable land) is incorrect, and that the property should be classified as 1300 (residential developable land) as they intend to develop the property as a single-family residence. The clerk stated that this was a new parcel created when the MBTA took land from the applicant for construction of a train station; the land was formerly part of the mini-storage property. The property record card was checked and showed that the parcel consists of 2.89 acres of land zoned General Use. Although the property could be used for residential purposes, it is in a predominantly commercial/industrial area and several nearby residences have been demolished by commercial property owners. A motion was made by Mrs. Parker, seconded by Mr. Field, to deny the application. The motion carried unanimously.

Since no members of the public were present, the above votes and discussions were conducted in open session.

### **Any Other Business Properly Before the Board**

Discussion was held on the forms 3ABC which were due March 2nd. Although it is incumbent on the property owners to obtain and mail in the forms, due to the recent changes in the office forms were mailed to all exempt property owners in December to avoid any claim of ignorance. Forms were returned by all exempt properties except four: the Italian Home for Children, the Boys Club of Fall River, and American Legion, and the VFW.

The clerk felt there might be a separate clause in the law that exempted the veterans' organizations and wished to investigate further. Mr. Motta read the wording on the application that states requests for extension must be made in writing, however, Mrs. Parker and Mr. Field both felt that an extension was warranted and that the involved properties should be contacted and given a firm deadline to respond. The clerk was asked to contact the Public Charities Division to check whether the organizations were compliant with their state filings. Mr. Field felt that if the state filings were up-to-date, the organizations should be given until March 31st to respond. A motion was made by Mrs. Parker, seconded by Mr. Field, to extend the deadline to March 31st if in fact the state filings are timely. The motion carried unanimously.

### **Executive Session**

No executive session was held, but the Assessors will meet in executive session with the Selectmen on March 9th. Mr. Motta requested that Paul Kapinos be asked to attend if possible.

### **Meeting Adjourned**

A motion was made by Mr. Field, seconded by Mrs. Parker, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:15 p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Senior Clerk