

**Freetown Board of Assessors**  
Minutes of Monday, October 16, 2023  
Virtual Meeting – Zoom.us

**Present:** Jeff Field was present at the Town Hall. Paul Sadeck was present via Zoom.

**Absent:** Mike Motta.

**Call to order:** Meeting called to order at 5:15 p.m. The meeting was recorded by Mr. Sadeck.  
All votes taken during this meeting were by roll call.

**Approval of Minutes**

A motion was made by Mr. Field, seconded by Mr. Sadeck, to accept the minutes of August 14, 2023, and September 18, 2023. The motion carried unanimously.

**New Business**

- ♦ The Assistant Assessor presented two responses received to the "Request for Proposals for the Implementation of a Fiscal 2024 through Fiscal 2028 Revaluation Program" that were due at 4:00 p.m.:
  - Tyler Technologies submitted a letter stating they would not be providing a proposal at this time.
  - Paul S. Kapinos & Associates submitted the following proposal:

Service	Price
FY2024 Interim Year Update	\$34,600
FY2025 Interim Year Update	\$34,600
FY2026 Interim Year Update	\$34,600
FY2027 Interim Year Update	\$34,600
FY2028 Re-Certification	\$43,300
Real Property Cyclical Re-Inspection	\$69,300
Commercial Personal Property Re-Discovery	\$17,500
<b>Total 5 Year Price</b>	<b>\$268,500</b>
<b>5 Year Level Funded Amount</b>	<b>\$53,700</b>

Per Diem Rates for Defense of Values: \$600 to \$1,600 Per Hour

Mr. Sadeck acknowledged that no other responses had been received, after which general discussion followed, comparing the above figures to figures from prior years. The Assistant Assessor explained that this was a five-year proposal as authorized at the Special Town Meeting in June, as opposed to the usual three-year proposals. The change was at the suggestion of retired Town Accountant, Kim Fales, to align with the recertification cycle that is now five years instead of three years. Also explained was the bottom line of the chart, from a time when town fathers preferred to pay the same amount annually and not a few years of low prices followed by a large spike.

Following this, a motion was made by Mr. Field, seconded by Mr. Sadeck, to award the FY24-FY28 revaluation and recertification work to Paul S. Kapinos & Associates, Inc. The motion carried unanimously.

- ♦ A general update was given on Chapter 61/61A/61B forms returned to date. All forestry (61) applications due for renewal this year have been received. Most agricultural (61A) applications have been received; a handful of cranberry farmers have not yet returned theirs. Most recreation (61B) applications have likewise been received, with two outstanding.

Mr. Sadeck asked if any applications were of particular interest or concern. The Assistant Assessor reviewed the "Thomas Lucas Lots" parcel south of Chace Road, and stated he had discussed with the property owner some observations from aerial photography. The property owner stated that a pile of what looked like sand (acceptable for a cranberry bog) was actually seashells, and an area that looked like it had been cleared for some type of use was a composting area permitted by the state. The property owner understood that these areas may not qualify, but also noted the adjoining acreage he has that is not in one of the Chapter programs, and felt that it balanced out.

General discussion followed. It was agreed to send the property owner a letter stating that the areas discussed are questionable, and requesting either an on-site meeting with the Assessors to view the area, or the board will deny the questionable areas for Fiscal Year 2025 and recommend placing another parcel in one of the Chapter programs to compensate. This was agreed on consensus.

Mr. Field asked if any progress had been made with Nearmap. The Assistant Assessor stated he had had discussions in the past with both Nearmap and CAI, but nothing more had come from it. A general discussion was held on the potential benefits of such a program, and whether there would be enough discovered to outweigh the cost.

- ♦ A request from the State Auditor's office to make a presentation to the board regarding the state-owned land PILOT program was reviewed. The members present were agreeable to having the presentation so long as it was not unreasonably lengthy.

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

Mr. Field asked about the timeline for setting the tax rate. Each year, the target date is mid-November, and each year it usually falls into early December. The Assistant Assessor had discussed this with Mr. Kapinos earlier in the day, and Mr. Kapinos felt confident the hearing could be held within a week either direction of the Thanksgiving holiday.

#### **Meeting Adjourned**

A motion was made by Mr. Field, seconded by Mr. Sadeck, to adjourn. The motion carried unanimously, and the meeting was adjourned at 5:55 p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Assistant Assessor