



TOWN OF FREETOWN

Ph. 508-644-2205
FAX 508-644-9826

OFFICE OF
BOARD OF ASSESSORS
3 NO. MAIN ST., P.O. BOX 438
ASSONET, MA 02702

REGULAR MEETING OF THE BOARD OF ASSESSORS
FREETOWN TOWN HALL, OFFICE OF THE BOARD OF ASSESSORS
MONDAY, APRIL 27, 2015, 5:30 PM

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

In Open Session, the Board reviewed and signed excise, real estate abatement reports for the month, as well as a payroll schedule.

Having no other business to be conducted in Open Session, Sheila Scaduto called for a motion "To consider the value of Real Estate" (reason # 6) for the purpose of reviewing abatement applications where information is considered confidential and not open to public inspection under MGL Chapter 59 section 60.

At the close of Executive Session, the Board reconvened in Open Session to affirm votes of abatement against the following properties based on recommendations submitted by Paul Kapinos regarding several CIP abatement applications. Based on those recommendations, the Board voted as follows:

# 7	233/4	0 Copicut Rd.	Denied
#8	211/69	0 Elm St.	Denied
#11	227/149	4-12 Crossroad Dr.	Grant
#14	218/2	0 Woodlot	Denied
#15	246/15	Rt 140	Denied
#16	240/85	0 Chace Rd	Denied
#17	229/9	0 Canedy Lot	Denied
#18	219/1	0 Almy Lot	Denied
#19	246/32	0 Braley Rd	Denied

The meeting adjourned at 7:30PM.

Respectfully submitted,

Karen M. Mello, Asst. Assr.

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In Executive Session, Sheila Scaduto called the session to order and the Board reviewed numerous abatement applications, which have reviewed by Paul Kapinos due to the fact that they are commercial or industrial tax accounts.

Those include:

- # 7 0 Copicut Rd. (233-4) is commercial land owned by Campanelli Company. The parcel abuts other parcels presently owned by Campanelli or previously owned by the company. His application contains no information that the Board could use to support his contention of overvaluation.

According to Paul Kapinos, since there is no sales support for the contention of the property owner and since the onus is on the property owner to prove that the assessors are incorrect, and since numerous recent sales of commercial and industrial land in the Assonet area support the values in the land table, PK feels this abatement should be denied. A motion to accept the recommendation of Paul Kapinos was made by Suzanne Parker and deny the application. Michael Motta seconded the motion. By a 3-0 margin, the Board voted unanimously to deny the application.

- # 8 0 Elm St., Assonet (211-69) is a parcel is owned by CSX Railroad. A primary contention in the application is that there is an encumbrance on the land because the railroad has an easement across the land which would impact its salability. Paul Kapinos says this is not a valid argument since the railroad is the owner. Its ability to pass over its own land doesn't create any hardship. Also, the company has the ability to extinguish the easement if it chose to sell the land to a private entity. Furthermore, according to PK, the land is already priced as 'unbuildable land' based on its size and location and does not warrant further reduction. Michael Motta made a motion to accept the recommendation of PK to deny the application. Suzanne Parker seconded the motion and by a 3-0 vote, all three Assessors voted to deny the application.

- #11 4-12 Crossroads Dr. (227-149) is a commercial complex in E. Freetown that rents space to a post office, a hairdresser, a daycare center and chiropractor's office. When the owner inquired about abatement, it was discovered he hadn't completed an Income & Expense report which is necessary to determine value for commercial property. He completed said report and delivered it when he filed his application. That report, along with the application were forwarded to Paul Kapinos for analysis and review.

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PK found that the rents and expenses indicate a lower NOI and therefore, a reduction of \$88,700 in assessed value. Suzanne Parker made a motion to accept the recommendation of Paul Kapinos to abate \$88,700 in value. Michael Motta seconded the motion and Sheila Scaduto called for a vote. By a 3-0 vote the motion passed in favor of granting the abatement.

#14	0 Woodlot	(218-2)
#15	Rt. 140	(246-15)
#16	0 Chace Rd.	(240-85)
#17	0 Canedy Lot	(229-9)
#18	0 Almy Lot	(219-1)
#19	0 Braley Rd.	(246-32)

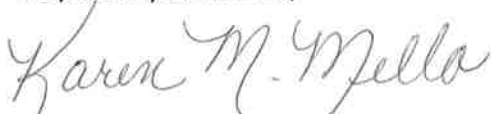
All the above mentioned lots were owned by DI Trust II and are landlocked, vacant pieces of land classified in assessors records as unbuildable. The owners contend that they should be classified as 'Open Space' land with an even deeper discount. In prior years, some downward adjustment had been made to all of these accounts because of wetlands that had not been accounted for. From an initial review of these accounts, the adjustments were still in place. But, to be certain that all these accounts were being priced in a similar manner to other surrounding parcels, these accounts were forwarded to Paul Kapinos to review.

PK indicated that since Freetown has no "Open Space" classification, the lots are properly assessed with consideration of location, no road frontage and wetlands which may exist on the lots.

The Board reviewed the assessors maps. Keeping in mind those recommendations, Michael Motta made a motion to deny applications #14 through #19. Suzanne Parker made a second to the motion. Sheila Called for the vote and by 3-0, the motion to deny carried.

The Board concluded Executive Session and re-opened in Public session to read the decisions into the record.

Respectfully submitted,



Karen M. Mello, Asst. Assr.