



TOWN OF FREETOWN

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OFFICE OF BOARD OF ASSESSORS

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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.



Certification Tax Rate Schedule A LA3 Misc Forms Directory

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LA5 Options & Certification

Status : FORM ENTERED

Tax Rate - BLA

- LA-4
- LA-15
- LA-13
- LA-13A

FREETOWN 2015

Jurisdiction **FreeTown - 102**

Fiscal Year **2015**

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

LA4 VALUES		FFCV PERCENT	
Residential	954,410,115	Res %	81
Open Space	0	OS %	0
Commercial	61,583,305	Com %	5
Industrial	106,510,800	Ind %	9
Pers Prop	53,985,170	P P %	4
Total	1,176,489,390	Total %	100

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

Estimated Levy 16,864,516

Resid Factor Selected 0.8999

CIP Shift 1.4

Single TR

SHIFT PERCENTS

Res %	73.0066	Res TR	
OS %	0.0000	OS TR	
Com %	7.4853	Com TR	
Ind %	12.9462	Ind TR	
P P %	6.5619	PP TR	
Total %	100.0000		

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 Pcis

(Authorized Signature) (Date)

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