

**BOARD OF ASSESSORS**

Samuel P. Chase, Chairman  
John J. Duffett  
Kevin Sullivan



**Chief Assessor**  
Frank T. Reen, M.A.A

**Telephone: (978) 250-5220**

**Chelmsford Town Offices**  
**Assessor's Office**  
50 Billerica Rd  
Chelmsford, MA 01824-2777

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2021-04-02

10:07 AM

TOWN OF CHELMSFORD

PATRICIA E. DZURIS

TOWN CLERK

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Approved by BOA Vote 1 April 2021

Meeting Date: 19 March 2021  
Location: Virtual Meeting via TEAMS application for Record, Not Televised  
Assessor's Office, 50 Billerica Rd, Chelmsford MA 01824  
Present: S. Chase, J. Duffett, K. Sullivan, F. Reen  
Absent: None  
Public Present: None

Meeting Called to Order at: 11:04 AM by S. Chase

Note: The Assessor's office files abatement, exemption, and hardship files by Account No., which is the same as the tax bill number. All properties acted upon are referred to by the Account No. referenced on the corresponding documents.

1. Reading of Governor's Order Suspending Certain Provisions of the Open Meeting Law, by the Chair.
2. Approval of 3 March 2021 Minutes: Motion to approve by K. Sullivan, second by J. Duffett vote to approve, unanimous. Approval of 3 March 2021 Executive Session Minutes: Motion to approve by K. Sullivan, second by J. Duffett, not to be released until resolution of pending matters, vote to approve, unanimous.
3. Appointments: None.
4. Discussion: Letter to Michael Raisbeck, 85 High Street, Chelmsford MA 01824 dated March 19, 2021 in response to the property owner's request to re-classify as to property use. The letter (attached) was read into the record by F. Reen. F. Reen's March 10, 2021 inspection of the property indicates its principal use for assessment purposes is that of a single family home, which classification is based on the use of the home as a primary residence. The Board supports this determination.
5. Executive Session: Motion by K. Sullivan to adjourn to Executive Session, pursuant to MGL Chapter 30A, Section 21(a)(7), to comply with, or act under the authority of, any general law, specifically, to require confidentiality as defined in MGL Chapter 59 Section 60, Records of Abatements, and Chapter 214 Section 1B, Right of Privacy, to discuss abatement and/or hardship exemption actions as required, upon conclusion of Executive Session, not to return to Open Session. Second by J. Duffett. Voted by Poll of the Board: Mr. Sullivan, Aye; Mr. Duffett, Aye, Mr. Chase, Aye. Regular Meeting Adjourned.

Meeting Adjourned, 11:10 AM

Respectfully submitted,  
Sam Chase, Chairman

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**Chief Assessor**  
Frank T. Reen, M.A.A

**Assistant Assessor/Data Collector**  
Rena E. Gagne

**Assistant to the Assessor**  
Susan P. Taylor

**Principal Clerk II**  
Michelle K. O'Hagan

*Scanned 3/19/2021*

Michael Raisbeck  
85 High St  
Chelmsford, MA. 01824

March 19, 2021

Re. Classification of Property for Assessment

Dear Mr. Raisbeck,

On March 10, 2021 I had the opportunity to inspect the property located at 85 High Street. The purpose of the inspection was to determine the appropriate classification of the property. It is the responsibility of the Board of Assessors to determine the classification of each parcel as of January 1<sup>st</sup> according to its use. Assessors classify all real property into one of four ways; Residential, Open Space, Commercial and Industrial.

At issue here and the purpose of my inspection is whether 85 High St is a multiple-use property. The overriding consideration when classifying real property for assessment purposes is the ongoing and primary use of the property. I did not inspect the inside of the property other than the basement, however it was not indicated to me and not appear that a significant portion of the property was dedicated to a commercial or industrial use. There was not any sign of a commercial presence.

During the tour of the parcel both you and Nancy Araway described to me the various types of fruit trees and herbs being cultivated on the 1.5-acre site. Also noted were the various types of farm equipment including several plows and accessories used for their care. The 8 x 30 greenhouse was recently added to the parcel and is being used to start the plants from seedlings to eventually distribute to various sites. I would estimate that 30% of the parcel is dedicated to fruit trees and plantings. The home is an antique built in 1883 containing 1,499 sf and according to our records has nine rooms five bedrooms and three bathrooms.

In my opinion, the primary use for assessment purposes of the real property located at 85 High St. is that of a single-family home. This classification is based on the primary use of the home. If you should have any questions regarding this matter, please do not hesitate to contact me.

Respectfully,

*Frank T Reen*

Frank T. Reen  
Chief Assessor  
Town of Chelmsford