

Groton Board of Assessors

***Town Hall
173 Main St.
Groton, MA 01450***

Present:

***Date: September 17, 2012
Time: 7:00 P.M.
Place: Assessors Office***

***Jenifer Evans
Garrett Boles
Rena Swezey***

Minutes

The Chair opened the meeting at 7:05 P.M. all members present.

The first order of business:

***Signatures on the Motor Vehicle Abatement Log..... \$10.63
Motor Vehicle Abatement Log.....\$72.50
MAAO Membership Dues..... \$95.00
Preformat Ink for business cards.....\$57.45***

Sales analysis for FY 2013 valuations discussion to finalize values.

The Board of Assessors held a discussion on the values for FY 2013.

The Median Assessment to Sales Ratio for the 67 residential sales approved by the Department of Revenue has an A/S ration of .99%.

At a previous meeting the board agreed that the sales ratio should not exceed between 96 and 98% to be approved by DOR. The building cost tables are in line with the style per price sq. ft. from the sales data, but the land residuals are overstating the land value by a small amount.

The board agreed that land values per the 2011 sales could be reduced by 3% in all site indexes for the entire town.

Mr. Boles made a motion to adjust the land curve for the entire town down by 3% in all the land unit prices, seconded by Ms. Swezey, all in favor.

Ms. Swezey will make the adjustment and then send the LA-4 to the DOR for approval.

The Board of Assessors received a letter on September 14, 2012 from Chu, Ring & Hazel LLP in regard to the ongoing case of Verizon New England vs. the Commissioners of Revenue and the Town of Groton. The firm has offered a settlement in the form of an abatement refund of Personal Property for FY 2009 in the amount of \$77,257.18 plus WIP of \$13,100 plus interest. If the town pays this settlement they would forgive all the previous years from 2002 until 2008 that are currently filed with the ATB.

Ms. Swezey will check with the Town Accountant as to the balance in our overlay account for previous years to cover the settlement should it occur.

Ms. Swezey advised the board that the case was appealed again and has a date of October 9, 2012 before the ATB. Ms. Evans suggested we wait to find out the outcome of the ATB before case before issuing any refunds. The Verizon cases involve 351 towns plus the Commissioner of Revenue, all in agreement of waiting.

The date for the next meeting is October 22, 2012.

Mr. Boles made a motion to adjourn at 9:05 P.M. , seconded by Ms. Evans, all in favor.

Respectfully submitted:

Rena Swezey