

TOWN OF GROTON

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Board of Assessors

Garrett Boles
Jenifer Evans
Rena Swezey

Principal Assessor

Rena E. Swezey

**7:00 P.M.
Minutes
April 30, 2014**

**Present: Garrett Boles, Chair
Jenifer Evans, Member
Rena Swezey, Clerk
Others: William Swett**

The chair called the meeting to order at 7:00 P.M. Mr. Boles then made a motion to go into Executive Session, seconded by Ms. Evans, all in favor to consider the purchase, exchange, lease or **value of real estate**, if the chair declares that an opening meeting may have a detrimental effect on the negotiating position of the public body.

The purpose of this was to meet with Mr. William Swett to consider his abatement application filed on his property on Ridgewood Ave. Mr. Swett was relying on his appraisal to refinance his property as of 5/24/2013 beyond the assessment date of 1/1/2012. It was his belief that the property was overvalued by 90,400 and should be \$300,000 not \$390,400 as assessed. He also believed his property was disproportionally assessed compared to similar lake houses.

It was pointed out to Mr. Swett that the appraisal was not the same as our assessment date and not for the purpose intended (an abatement application). The author of the appraisal used properties on Boston Rd and Whiley Rd as well as an invalid sale of a house on Ridgewood Ave.

After a much heated discussion with Mr. Swett, they did grant him abatement for an easement over his land and reduced the Grade of construction on his house.

Mr. Boles made a motion to grant a 5% reduction in the land for easement and reduce the grade from B+ to B. Seconded by Ms. Evans, all in favor. The value was reduced to \$356,200.

Mr. Boles made a motion to go back into open session at 8:25 P.M., seconded by Ms. Evans, all in favor. The board then reviewed the final four abatement to finish up the Abatements Season for FY 2014.

14 Ridgewood Ave-----granted
52 Schoolhouse Rd-----granted
90 Boathouse Rd-----granted
48 Townsend Rd-----denied

Ms. Swezey related to the board the Thomas More College which had purchased the property at 122 Old Ayer Rd in 2011 to be a private college has not started any educational use of the property. The College has not filed the 3ABC forms with the assessors for tax exempt statue and rents out the barns and paddocks to a private party for boarding of horses. Swezey suggested that since the College has not met the requirements for exempt status it should go back on the tax rolls for FY 2015. Mr. Boles made a

motion to return to the tax roll the property at 122 Old Ayer Rd for FY 15, seconded by Ms. Evans, all in favor.

The board decided since there was no business to come before the board no meeting will be held in May. Ms. Swezey will get in touch with the board should a need arise and a meeting will be posted.

Ms. Swezey made a motion to adjourn the meeting at 9:00 P.M., seconded by Ms. Evans, all in favor.

Respectfully submitted:

Rena Swezey, Clerk