

TOWN OF GROTON

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Board of Assessors

Garrett Boles
Jenifer Evans
Rena Swezey

Principal Assessor

Rena E. Swezey

**MINUTES
July 21, 2014
7:00 P.M.**

**The chair called the meeting to order at 7:05 P.M.
Members present: Boles, Evans, and Swezey**

The board signed the following bills:

**Reimbursement for J.Greeno to the MAAO Summer Conference mileage.....\$178.62
Reimbursement for R.Swezey to the MAAO Summer Conference mileage.....\$178.62**

Annual Dues to the MAAO.....\$100.00

The board signed the following Abatement Logs:

**Real Estate Abatement Log for FY 13.....\$486.97
Real Estate Abatement Log for FY 14.....\$467.52
CPA Abatement Log for FY 13.....\$14.60
CPA Abatement Log for FY 14..... \$14.02
MVE Abatement Log.....\$6,471.94**

Discussion on Valuations for FY 15

Member Swezey presented the board with the statistical analysis of all the classes of property sold in calendar year 2013.

There were 115 sales of single family homes (101 class code) with an A/S ration of 1.00 and a COD of 3.17%.

There were 28 sales of Condo's (102 class code) with an A/S ratio of .98 and a COD of 4.01%.

There were only 2 sales of two families (104 class code) an A/S ratio of 1.04 and a COD of 0.00%

Vacant land had only 5 sales (130,131 class code) a A/S ratio of 1.08 and a COD of 13.46 %

The final Assessment to Sales Ratio for all classes was 1.00 with a COD of 3.76%. The DOR guidelines state you cannot be less than 90% of market value and not more the 1.10% with a COD of not more the 5%. Since FY 2014 was a revaluation year and the final numbers for FY 15 are consistent with last year the board saw no need to adjust the valuations for FY 15. Ms. Evans made a motion not to do an interim adjustment, seconded by Mr. Boles, all in favor.

Ms. Swezey will start the process of submitting the LA-3 all the sales into the DOR Gateway system for review. Since there will be not adjustments to the values she will also submit the LA-4 in Gateway as well.

The date for the next meeting will be the third week in August.

Mr. Boles made a motion to adjourn at 8:00 P.M., seconded by Ms. Evans, all in favor.

Respectfully submitted,

Rena Swezey, Principal Assessor