

Groton Board of Assessors

Present:

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

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

Date: Oct.19, 2015

Time: 7:00 P.M.

Place: Assessors Office

Minutes

The Chair called the meeting to order at 7:00 P.M.

Mr. Boles made a motion to go into executive session, seconded by Ms. Evans, all in favor.

Executive Session

To discuss the purchase, exchange lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

The purpose of this session was to discuss an upcoming ATB case with Academy Hill Realty Trust for 15 lots for which they filed abatements for in 2014.

Academy Hill had been calling the office and asking if they could settle this without going to the ATB. Mr. Wheeler wanted the value of the lots reduced down to less than half the current value by a formula of his based on cost to construct.

It had been explained many times how we assess vacant land in town by sales and at the time Academy Hill had sold 3 lots in their subdivision for \$175,000. We later found out that it was an inter corporation's sale. We then explained how we use land residuals to obtain the land value.

Mr. Wheeler hired an appraiser to appraise his land, but then did not want to pay to have him go to court. He also stated he did not want to pay for a lawyer to go to court to defend his values and agreed to settle with the board.

The board voted to go forward with the settlement if Mr. Wheeler would withdraw from the ATB. (See attached emails).

Motor Vehicle Abatement Log..... \$1,593.86

Motor Vehicle Rescind for 2000.....\$26.25

Ms. Evans made a motion to adjourn at 8:30 P.M., seconded by Swezey, all in favor.

The meeting adjourned.

Respectfully submitted:

Rena Swezey

Any other business that may come before the board.