

Town of Groton – Board of Assessors

12 June 2017

Called to order: 7:08PM

Attendance:

Donald Black

Jenifer Evans

Jonathon Greeno

Signed:

Commitments for excise taxes

Release of lien from 1995 (Robbin Lawrence)

Reworded lien for Thompson

Disussed 55 Raddin Rd. Flipped. Gutted. Standard assessment model didn't result in fair market value assessment, where fair market determined by asking price and consultation with realtor. The board's decision was to keep at Grade B. The home is still 2x4 construction. No ensuites, no walk-in closets, etc typical to higher grades, but it is a fully custom kitchen and modern open floor plan. Adjust made be setting "effective year built" to 2013, aka, 5 years old. Full gut supports that.

Discussed on tracking the Board's "To-Do List". Jenifer will take a first cut. The plan is to distribute at first meeting. Categorize as: New, Status, Resolved.

Discussed cyclical inspections. Vision charges \$28/property. We have some money on FY17 budget that can be used to initiate the process. We would like to meet with Vision associates to standardize the inspection with Jonathon does on homes he inspects. Specifically, we want to discuss the way to adjust Grade (Quality of Construction) and Condition (Depreciation and Effective Year Built.)

Jenifer shared Town of Burlington letter from Patriot Properties sent to home owners for their cyclical.

Donald Black moved Jonathon Greeno negotiate with Vision for 250 inspections for \$5600, completed by end of the calendar year. Second by Evans. Passed.

Jenifer distributed Quality information from various towns, including Wayland and Concord handouts, complete with all the standard assessor's table values. Having a similar form for Groton may be our goal.

Jonathon Greeno will contact Vision about the website and getting the real property cards online as opposed to the current version. The current version differs from what a taxpayer would receive from the board, and is not as comprehensive. He will get a quote. There may be a package deal for updating the website and starting the cyclical.

Jenifer will try to plot out price/sq ft vs grade for various house type, aka, styles, to help the board visualize the range of prices as the grade changes.

Adjourned at 8:10

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Date (Approved & Signed)

8/28/2017

Jenifer Ewins Jenifer Ewins

Donald Black Donald Black