

Minutes 25 September 2017

Town of Groton
Board of Assessors

Called to order 7:01PM

Attendees:

Donald Black
Garrett Boles
Jenifer Evans
Jonathon Greeno
Megan Foster

Old Business

Jonathon finished qualifying the 2016 sales and code outs.

*Jonathon will generate a LA3 for 1/1/2016 – 7/1/2017 and email to the board.

*Based on discussion, Jonathon will generate a list of all properties with depreciation code, AYB, and EYB and will send to the board.

*Jonathon will print (or put in Excel) the depreciation table in the Vision database.

*The HomeTech catalog will be ordered now that the office credit card is available.

New Business

Discussion of doing Cyclical over 5 years versus 1 year. Advantage: get everyone on equitable foot as soon as possible. This would not be done for the purpose of "New Growth" as stated in the Groton Herald, attributed to the Town Manager Mark Haddad. Any "New Growth" that comes from the Cyclical would be due to home additions that were not in the database – not due to grade changes, kitchen renovations, etc.

We need a data collection manual for the town.

- Provide to Vision for the Cyclical or "Measure and List"
- Used to determine grade.
- Goal is NOT to revisit all grades.
- Look for anomalies.
- Look for uniformity in neighborhoods.
- Spot check throughout neighborhoods.

Garrett shared North Andover's data collection manual.

3 ATB cases coming up. Two have assigned dates of 30 November.

*Jonathon will email addresses to Jenifer to look up abatement discussion.

Next two meetings shifted one week later to accommodate Columbus Day and Fall Town Meeting. New dates are 10/16/17 and 10/30/17.

Property Discussion

28 Town Forest Road. Sold for ~\$545k. Assessed at \$369k.

Review of pics. Adjusted type from Cape to Colonial, grade from C- to B due to post & beam construction and pegged construction. Maintain Average depreciation. Raised assessed value to \$463k.

Signed

Nothing.

Adjourned at 8:26PM

Jenifer Evans

*Action Item