

## **Minutes 16 October 2017**

Town of Groton

Board of Assessors

### **Called to order 7:05PM**

#### **Attendees:**

Donald Black

Garrett Boles

Jenifer Evans

Jonathon Greeno

Megan Foster

### **Old Business**

Status report from Jonathon and Megan on cyclical inspection:

Vision performed 215 cyclical inspections. Took about 2.5 weeks. They knock at each door. Got in ~15% of the homes. Returned marked up cards to Megan and she began updating records. Note: the updates to cards do NOT adjust/address grade, but may include "observations".

Megan opted to update the 50 cards with the most notes and changes, to assure consistency and awareness. About 1/3 had meaningful changes, mostly in effective square footage or decks that had been converted to porches. Most changed values up or down by \$3-5K. One did change by ~\$50K.

An RFP was sent to Vision, RRC, and posted for a full measure and list. Only Vision responded with a quote of \$103,000 for residential properities.

### **New Business**

Preparation for Town Meeting and presentation of Article 10.

- Jonathon will present.
- Need to be prepared for "nasty" questions about going 10 years without "Measures and Lists".
- Board's goal: assure fair and equitable.
- Current database is inconsistent.
- This is not driving tax bills. After first 215 homes, about 15 had notable changes with most resulting in changes < \$5K in value.

Jonathon delivered LA3 with sales for 2016, plus 6 months of 2015 and 2017 in the categories with few sales.

To advance the reval and recommend scale factors, the board members need:

- \* Street index for each property
- \* LA3 sales info broken down into styles, neighborhoods, grade, etc. (sales analysis report)
- \* Residential Review spreadsheet for entire town.
- \* Land Review spreadsheet for entire town.

### **Property Discussion**

None.

### **Signed**

Excise tax commitments.

Adjourned at 8:20PM

Jenifer Evans

\*Action Item