

Minutes 6 November 2017

Town of Groton
Board of Assessors

Called to order 7:06PM

Attendees:

Donald Black
Garrett Boles
Jenifer Evans
Jonathon Greeno
Megan Foster

Old Business

Still need to prepare for the ATB on 30th November. Jenifer will find abatement discussions in minutes.

- 6 Forest Drive
- 98 Indian Hill
- 42 Painted Post

Jonathon and Megan found an old letter which was sent to home owners regarding cyclical inspections. Will review and update for this cyclical.

New Business

Set scale factors for FY18 assessments. Confirmed Jenifer's and Jonathon's spreadsheets and calculations agreed.

Donald Black moved the board accept the LA3 as generated by Jonathon. Jenifer Evans amended the motion to make approval contingent on the board receiving a sales analysis report divided by Index, Style, and Grade for the board to review. Passed 3-0. Amended motion passed 3-0.

Approved values (contingent on sales analysis confirmation)

	Style	# in Town	Old	New	Ratio
Ranch	1	401	\$66	\$60	0.909091
Split Level	2	24	\$66	\$66	1
Colonial	3	1601	\$84	\$84	0.996933
Cape Cod	4	385	\$73	\$78	1.068493
Bungalow	5	9	\$84	\$84	1
Conventional	6	351	\$76	\$80	1.052632
Modern/Contemp	7	217	\$84	\$84	1

Raised Ranch	8	101	\$70	\$74	1.057143
Family Duplex	10	24	\$72	\$72	1
Family Conver	11	124	\$72	\$72	1
Camp	36	35	\$35	\$35	1
Estate	56	31	\$80	\$80	1
Custom	62	17	115	115	1
Antique	63	121	100	97	0.97
Total Records		4961			

	Site Index	# in Town	Old	New	Ratio
Condo	0	432	0	0	1
Numbered Route	1	351	0.97	0.95	0.979381
Center	2	271	1.3	1.3	1
Lake Rear	3	489	0.99	1.05	1.060606
Lake Front	4	255	1.5	1.5	1
Standard	5	969	1	1	1
Subdivision	6	499	1	1	1
Upper Subdivision	7	385	1.26	1.16	0.920635
Top Subdivision	8	538	1.35	1.35	1
High Traffic	9	621	0.94	0.95	1.010638
Mixed Use	A	151	1	1	1
Total Records		4961			

	Grade	# in Town	Old	New	Ratio
Superb	AA	18	1.8	1.8	1
Excellent	A+	66	1.6	1.6	1
Very Good	A	188	1.53	1.53	1
Very Good (-)	A-	80	1.45	1.45	1
Good (+)	B+	354	1.37	1.37	1
Good	B	467	1.3	1.3	1
Good(-)	B-	417	1.2	1.2	1
Avg(+)	C+	820	1.1	1.1	1
Avg	C	1080	1	1	1
Avg(-)	C-	193	0.95	0.9	0.947368
Fair(+)	D+	53	0.9	0.8	0.888889
Fair	D	47	0.85	0.7	0.823529

Poor	D-	15	0.7	0.6	0.857143
Very Poor	E	9	0.55	0.5	0.909091
None	X	1154	1	1	1
Total Records		4961			

Property Discussion

65 Common Street. Mislabeled on last sale as "qualified". Should have been code out 1V. Built in 1985 with vinyl siding. It is not an A+. It is only a B+. Average depreciation.

Signed

Motor vehicle & excise commitments.

Adjourned at 8:30PM

Jenifer Evans

*Action Item