

Minutes 9 March 2018

Town of Groton
Board of Assessors

Called to order 12:00PM

Attendees:

Donald Black
Garrett Boles
Jenifer Evans
Jonathan Greeno

Old Business

Minutes 22 January 2018 approved.
Minutes 12 February approved.

*The Shanklin agreement could not be found in house. Need to contact Kopelman and Page.

New Business

Discussion on the collection manual to guide Vision

Currently fireplaces assessed at \$2500, and woodstoves at \$1200. Leave as-is, but gather info on fireplace type (gas, brick, working, etc) for possible future use.

Interior condition is not currently in our database. Would be nice to add.

Finished basement needs a quality code, e.g., up to code, quality of walls, level of walk out. Currently 3-levels: FBM (finished basement, all below grade), SFM (split finished basement, finished similar to first floor), LLV (lower level living, walk out, first floor level quality. Need to capture between states, e.g., walk out but sub-standard finishes.

Room counts do not need to be coordinated with Board of Health. We have different definitions, e.g., BoA counts kitchens, BoH does not.

Basement garages are currently not drawn or measured. There is a single field for "Bamt Gar" assessed at \$1000/spot, plus the unfinished basement rate based on size. Prefer to make square footage of garage as just garage.

*Depreciation needs review. We need to understand how the depreciation table echoes through the assessed value. New construction is already high due to the Actual Year Built field. Do not want to double ding. Most should be "average" depreciation even when new.

Grades are a large driver. Emphasize to Vision that we view grade as quality of construction, and not a function of décor and style.

Property Discussion

None

Signed

Commitments for

- Betterments and Liens
- Motor vehicle excise tax
- Tax deferral for a taxpayer.

Signed numerous exemptions:

- Veterans (16)
- Blind (2)
- Surviving spouse (1)
- Low Income Seniors CPA exemption (17)
- Chap 59 Senior (10 signed, 1 denial)
- Chap 59 housing for 60+ (3)
- Senior deferral (2)

Discussion regarding one of the Veteran exemptions. The veteran lives in town, owns a property in town, but doesn't live in the house he owns. He lives at his parents, and pays taxes on the property he owns. We discussed the details. Exemption granted.

Bills:

New stamp for office: \$32.59

Mileage for Megan: \$105.49

Next meeting: 23 March.

Adjourned at 2:09PM

Jenifer Evans

*Action Item