

## **Minutes 6 April 2018**

Town of Groton  
Board of Assessors

### **Called to order 9:02AM**

#### **Attendees:**

Donald Black  
Garrett Boles  
Jenifer Evans  
Jonathan Greeno

### **Old Business**

None.

### **New Business**

Selectman Jack Petropoulos and Kevin Lindemer shared presentation: Analysis of Groton's Commercial Property Tax. They used public records and data from Jonathan for basis of study. They were looking for feedback from the Board of Assessors.

Feedback: some concern with use of \$/acre to show property tax for commercial properties. Many are in town center with very small acreage resulting in large \$/acre numbers. Can be deceiving. There are some disconnects with the FY2018 tax forms filed with the state, and should be resolved. (Not major differences.) Should consider adding in personal property tax when discussing commercial properties given large businesses pay more than just property tax.

134-2B Main St is an "Affordable Property". The taxpayer filed 3 years ago. It was corrected, but the Principal Assessor at the time did the override incorrectly in the database. As a result, the taxpayer was assessed at the higher rate for the last two years. He did not file for an abatement this year or last. To get a retroactive abatement, he needs to file an "8 of 58" form. He must write a letter explaining why he did not file in January when he had the opportunity. Jonathan will contact the taxpayer and tell him to write a letter as the first step.

Overlay discussion. The current balance is \$559,849.03. Town Manager Haddad would like us to release \$50K to cover snow removal short falls. Currently, we add ~\$200K/year. In 2017 we used ~\$107K for all exemptions, leaving ~\$93K for abatements. *Donald Black moved we release \$50K from the overlay account. Seconded. Approved.*

### **Property Discussion**

36 Willowdale Rd. AYB is 1890. Remodeled 2008. Granted.

## **Signed**

Signed numerous exemptions:

- Veterans (3)
- Blind (1)
- Surviving spouse (1)
- Low Income Seniors CPA exemption (10)
- Chap 59 Senior (2)
- Senior deferral (2)

Rescinded denial of exemption for “Chap 59 Senior Low Income” due to a clerical error by the applicant.  
Now granted.

Bills:

Vision for data collection. \$2348.30 (total contract is \$103,500)

Next meeting: 20 April.

Adjourned at 10:50AM

Jenifer Evans

\*Action Item