

## **Minutes 21 Sept 2018**

Town of Groton  
Board of Assessors

### **Called to order 12:10PM**

#### **Attendees:**

Donald Black  
Jenifer Evans  
Jonathan Greeno

### **Old Business**

ATB hearing for Painted Post 2017 filing thrown out on a technicality.

### **New Business**

Certain homes are selling for significantly more than the current assessment tools and scale factors can reflect. Consider adding new "style" for these new construction homes. "Custom"?

Need to avoid having a category with only a few homes. How do we determine which homes should be reclassified? Consider a search on homes built in last 10 years where sale prices was notably higher than assessment, i.e., like new homes that started this discussion.

\*Jenifer will query. Jonathan and Megan will review.

Board reviewed sales summaries. Identified and sought info on outliers. Working meeting. Jonathan will send board new summaries after changes.

### **Property Discussion**

Shaws abatement application. Assessed at \$7.56M. Requested \$6.139M. Jonathan consulted with our commercial team. Noted the amount of vacancies in Groton, Acton, etc. After a review of lease and ground lease, offered \$6.2M.

### **Signed**

Commitments for motor vehicle excise	\$79,456.38
Commitments for real estate:	\$15,369,916.08
Commitments for personal property:	\$205,631.82
Commitments for water:	\$59,201.02
Commitments for CPA:	\$347,974.32

Bills:

Real Estate Research annual contract (Personal Property)	\$4000
Vision inspections (part o \$103,500 contract)	\$735.44
MAOO Memberships:	\$300
MAOO Course for Megan:	\$600

Next meeting: 5 October.

Adjourned at ~1:30 PM

Jenifer Evans

\*Action Item