

Minutes 25 Jan 2019

Town of Groton
Board of Assessors

Called to order 12:00PM

Attendees:

Garrett Boles
Jenifer Evans
Jonathan Greeno
Megan Foster

Minutes approved: 18 Jan 2019, 27 July 2018.

Old Business

None

New Business

Discussion of AA and A+ grades in town. There are 18 A+ homes. Mostly colonials. Most were entered in recent years, probably chasing a sale value. These should be reviewed with a look at how Vision scales value as a function of size.

- * One is an estate. Are there other estates in town? There shouldn't be just one of any type. Check.
- * One is a Custom Colonial. We tried to clear these. Check for others. Change to just Colonial or Contemporary
- * Two on Cardinal Lane. Other homes on Cardinal Lane with same builder are different. Check.

The condo assessments seem to have an odd assortment of "types", e.g., "Detached Supreme" and "Supreme Detached". The condos assessment methodology needs to be revamped from the top.

- * Megan will generate a few condo cost reports for the board so we can begin the process.
- * Megan/Jonathan will get insight into the size adjustment table.
- * Megan/Jonathan will get insight into the "% good" term, which is driven by age and depreciation.
- * Jonathan will generate new Warren Reports with the updated assessments from last year.

Property Discussion

Executive Session. 1:00 – 1:30. See "2019 Detailed Abatement Discussions".

Abatements approved: 84 Monarch Path, 50 Arrow Trail.

Signed

Abatements and deferrals: Veterans (1), Low or Moderate Income CPA (3), Senior (1) Total: 5.

Next meeting: 8 February.

Adjourned at 1:40 PM

Jenifer Evans

*Action Item