

## **Minutes 23 Aug 2019**

Town of Groton  
Board of Assessors

### **Called to order 12:05PM**

#### **Attendees:**

Donald Black  
Garrett Boles  
Jenifer Evans  
Jonathan Greeno

### **Old Business**

Ongoing review of sales and assessments in preparation for annual reval adjustments. Garrett did a ratio study with latest Warren Report, using sales values and assessed values from the report. Used three time periods: most recent 6 months (Jan – June 2019), most recent 1 year (July 2018 – June 2019), and 1 year required for reval (Jan 2018 – Dec 2018). The median ASR is dropping over time, and Coefficient of Dispersion is increasing. Indicates sales values are up, therefore assessments are low, and the increased COD shows our model is diverging from true market.

\*\*Need Condo Codes and price per sq foot for all condo types to support review of condo model.

### **New Business**

Laid out timeline for completing next reval.

- November 18: Likely classification hearing
- October 21: Goal is finalized new model by town meeting
- \*\*September 20: complete review for outliers and conflicting data in LA3, analysis report, and Warren, and report differences to Jonathan and Megan.

Taxpayer at 31 Court Street with an ATB case has opted to file formally. He served us with an interrogatory, primarily requesting minutes and communications and any other documents regarding the denial.

\*\*Board will invite him and his attorney to join us for a discussion. He has rejected previous invites.

\*\*Board will finalize Executive Session minutes and other relative minutes and vote to approve at next meeting so they will be available to meet his request.

*Motion: Board moves that Jonathan determine the timeline for the interrogatory response, and request an extension if necessary. Passed unanimously.*

Jonathan attended the same Excel course that Megan had attended. They both gave it very high marks. Jonathan attended a course on the Appellate Tax Board. The general discussion was that assessors are not happy with the majority of the results, and commissioners are leaning heavily towards the taxpayers. The current atmosphere encourages assessors to settle prior to ATB.

## **Property Discussion**

None.

## **Signed**

Motor vehicle commitment: \$93,445.04

Vision: CAMA maintenance \$6,015.00

Vision: Means and List (June) \$5,988.95

Vision: Means and List (July) \$1,490.65

RER Consultants (personal property, utilities): \$5,420.00

Reimbursements:

Hotels (4 nights) for UMass courses on Excel and ATB: \$576.40

Next meeting: 6 Sept.

Adjourned 1:17.

Jenifer Evans

\*\* Action item

*Formal motion*