

TOWN OF GROTON
Office of the Board of Assessors
173 Main Street
Groton, MA 01450
(978) 448-1127
www.grotonma.gov



Board of Assessors
Donald R. Black
Garrett C. Boles
Jenifer B. Evans
Principal Assistant Assessor
Megan L. Foster
Assistant Assessor
Ravilla M. Garthe

Board of Assessors
Meeting Minutes

APPROVED

Friday, September 3rd, 2021
11:00 AM Public Meeting via Zoom

Members Present: *Garrett Boles, Donald Black and Jenifer Evans.*
Staff Present: *Megan Foster and Ravilla Garthe.*

1. Open Meeting

- i. **Garrett Boles** calls the meeting to order at 11:00 AM

2. Discussion

- i. *Jenifer Evans* review of Scale Factor History- Concerns are with center and 7 & 8, consider looking at the two streets and see if needed to change category.

Type per house Review- Two years ago land curve updated. Conventional are at the highest. Consider reviewing the last couple of years of sales for styles increased in the last year.

Board to review condos that have been affected by Vision adjusted factors.

- ii. 11:16 AM *Donald Black* makes a motion to accept Vision report to make September 8th deadline for Re Cert Report.

11:41 AM *Donald Black* withdrew motion

Jenifer Evans stated she is not in agreement with Vision Report.

Megan Foster explains Vision did not make changes to the Grade because there are too many differences. In agreement with *Jenifer Evans* to review Condos. Vision stated this is the way the database is engineered. If chosen to submit Vision's Report, the Board can still make changes and proceed with analysis as long as sales aren't changed. Would like to start submission of LA3 Report and New Growth on Wednesday September 8th.

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Jenifer Evans stated once again not in support of these factors moving forward. Reject Vision's changes to the condos and get it back to how it was before and then see where we stand with numbers.

Garrett Boles would like the Board to take time to analyze and do it correctly.

Donald Black suggests to start submitting to the State on the deadline and making changes accordingly.

Jenifer Evans stated she is not comfortable with LA3 until next meeting.

Megan Foster suggest that the Board meet again in a week on 9/10 and will submit the LA3 once again for the board's review.

Garrett Boles would like to get to 97 which is a 2% adjustment. Review LA report to identify any outlier. Not much of an adjustment since it has been kept up.

Megan Foster reminds the Board that changes were only made to the sales analysis database, no changes have been made to the live database.

Board to review LA3 Report sent on August 21st, 2021

- iii. *Donald Black* reminds the Board of standing invoices that require signatures from last meeting. Also suggested if the Board is in favor; to appoint him in order to allow him to sign in their behalf given the new reinforced Town Hall COVID restrictions.

Board not in favor, will make an effort to come in the office for signatures.

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3. Administrative

11:56 AM *Donald Black* makes a motion to postpone approval of meeting minutes until next meeting September 10th;

Garrett Boles 2nds; motion passes 3-0 all in favor

4. Adjourn

i. **11:57 AM:** *Donald Black* makes a motion to adjourn public meeting;

Garrett Boles 2nds; motion passes 3-0 all in favor

Respectfully Submitted,
Ravilla Garthe
Assistant Assessor