

***Groton Board of Assessors
Town Hall
173 Main St.
Groton, MA 01450***

***Present:
Garrett Boles
Rena Swezey***

***Date: April 18, 2012
Time: 7:00 P.M.
Place: Assessors Office***

Minutes

FY 2012 Real Estate Abatement Logs. The board signed the abatement logs for the abatement application voted on at the last meeting.

***Real Estate for FY 2012..... \$14,565.27
CPA for the real estate.....\$436.94
Clause 22a for Veteran..... \$400
Clause 41C for Senior..... \$1000
CPA for exemptions..... \$86.54
CPA for Low Income and Moderate.....\$1,114.93
MVE abatement Log for 2012.....\$869.88***

Abatement Application...for FY 2012. The board voted to take action on these applications, Mr. Boles made a motion to act on the following, seconded by Ms. Swezey, all in favor.

***760 A Boston Rd ----Personal Property- denied
8 Hazelwood Ave- granted for a decision of the ATB
500 Main St- granted on the main structure all vacant land applications denied
152-156 Boston Rd-granted
760& 768 Boston Rd- granted
285 Nashua Rd- granted***

Mr. Boles made a motion to adjust the grades from a B+ to B for all the remaining structures at Still Meadow for FY 2013, seconded by Ms. Swezey, all in favor.

No date set for the next meeting. Motion to adjourn at 8:15 P.M.

Respectfully submitted: Rena Swezey

Comparable Evaluation Sheet

Features	Comp#1	Comp #2	Comp #3	Comp #4	Comp #5	Comp #6	Comp#7	Comp #8	Comp#9	Comp#10
Unit	A	B	C	D	E	F	G	H	I	J
Style	Det Towh	Det Townh	Det Townh	Det Townh	Det Townh	Det Townh	Det Townh	Det Townh	Det Townh	Det Townh
Story Ht	1	1	1	2	1	2	2	2	2	2
Year Built	2003	2003	2003	2003	2003	2004	2004	2003	2003	2003
Living Area	1036	1512	1512	1914	1512	2088	1792	2088	2186	1836
Full Bath	1	2	2	3	3	2	2	2	2	2
Half Bath	0	0	0	0	0	0	0	0	1	0
Fireplaces	0	1	1	0	1	0	1	1	1	1
Depreciation	7	7	7	7	7	6	6	7	7	7
Base Rate	146.69	156.93	156.93	145.38	151.14	130.53	136.15	146.34	142.81	135.55
Total Value	243,700	320,300	320,300	383,100	415,100	343,600	316,900	371,600	410,000	313,100
Sale Date	2003	2008	2003	2003	2006	2004	2004	2003	2004	2004
Sale price	184,100	345,000	340,000	377,500	375,000	435,000	395,000	409,600	435,000	385,000

All grades changed to B from B+

Per vote of board on 4-18-12