

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

***Garrett Boles, Chairman
Jenifer Evans, Member
Rena Swezey, Clerk***

April 22, 2009

7:00 P.M.

Minutes

The Chair called the meeting to order at 7:05 P.M.

Interviews with Board

7:10 P.M. Sullivan 323 Main St. Mr. & Mrs. Sullivan came to the board to discuss the appraisal they had done for their home in Jan. of 2009. The board had read over the appraisal prior to the meeting. The appraiser put the land value at \$280,000 which was higher than the current value the town had on the land. Some of the other issues were the fact they do not have a heating system and a great deal of water damage from the ice storm over the winter. Ms. Swezey did an inspection on the property for the abatement application and related to the board the grade on the house was too high for the current condition. Also, the Sullivan's were being charged for a full basement which they did not have. The change in grade and corrections to the field card would reduce the value by \$73,100. Mr. Sullivan felt this was a fair offer and would accept that. Mr. Boles made a motion to grant the abatement, seconded by Ms. Evans, all in favor.

7:30 P.M. Mr. Pete Hnath 155 Indian Hill Rd. Mr. Hnath met with the board to discuss his FY 09 real estate abatement application. Mr. Hnath purchased the property in June of 2007 for \$494,900. The septic for this parcel was on another parcel of land across the street. There was no septic system with the sale of this house as the land and barn across the street was sold to another party. Mr. Hnath had to put in a new septic system in the small area of back yard. The board looked at this sale as part of the analysis used for the FY 09 markets as it was a 1/1/2007 sale date. Mr. Boles made a motion to abate this property by \$78,000 to the 2007 sale price, seconded by Ms. Swezey, all in favor.

8:00 P.M. Peter Cunningham 44 Smith St. The issue on this parcel was wetlands. Mr. Cunningham had the site plan which showed the wetlands as part of the primary site for the land. Mr. Boles made a motion to adjust the wetlands on the excess as well as 10% on the primary site, seconded by Ms. Evans, all in favor.

The board affixed signatures to the following:

MVE Abatement Logs for 2008.....\$552.10
2009.....\$1,180.22
2009.....\$1,427.73

Real Estate Abatements for FY 2009.....\$9,455.49

Log for CPA Tax Low Income.....\$240.61
Log for Personal Property Abatement.....\$233.86

The board still has three real estate abatements to be acted on pending either additional information or applicants' wanting to be present. Mr. Comeau would like to address the board but is out of town until after 4/46/09.

There are four abatements applications still pending on personal property for the cell companies. Ms. Swezey will review the Forms of List on the wireless companies and report back to the board.

Meeting adjourned @ 9:45 P.M.

Date of next meeting. April 29, 2009

Respectfully Submitted