

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

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

*August 17, 2011
7:00 P.M.
Minutes*

The Chair opened the meeting at 7:00 P.M. All members were present.

Signatures were affixed to the following:

<i>MVE Abatement Logs for 2008.....</i>	<i>\$25.62</i>
<i>2010.....</i>	<i>\$299.67</i>
<i>2011-13.....</i>	<i>\$4,039.15</i>
<i>2011-14.....</i>	<i>\$2,069.04</i>
<i>2011-15.....</i>	<i>\$917.49</i>

<i>MVE Commitments # 2A of 2011.....</i>	<i>\$168.75</i>
<i>MVE Commitments #5A of 2010.....</i>	<i>\$43.75</i>
<i>MVE Commitments # 4 of 2011.....</i>	<i>\$51,336.97</i>

Other Topics for Discussion

Bell Atlantic Mobile called to discuss the depreciation tables used on the equipment stated on the Forms of List filed for Personal Property. The personal property abatement for FY 2011 had been denied by the board. The representative from Bell Atlantic called to ask why we had not adjusted the new depreciation tables on the FY 2011 valuation of equipment. Ms. Swezey stated to the board that she and Mr. Boles had signed an agreement letter with Bell Atlantic last year to use the new tables and they would withdraw all prior cases from the ATB. The board voted to grant the original abatement for Bell Atlantic as the data entry was done in error and the tables would be used going forward.

Mr. Boles suggested we adjust the value of the Groton Inn due to the fire as more than 50% of the structure was damaged by the DOR standard for supplemental billing. Ms. Swezey related to the board she had already adjusted the value of the structure for the fire.

The board started has started to review all the sales for 2010 to make a determination if there will be an adjustment to the valuations for FY 2012.

Ms. Swezey provided the board with all the printouts from the Sales Analysis file on the properties that sold in 2010.

A few sales stood that did not fall in the range of ASR and the COD that are required by DOR. These will need to be inspected to see if there are corrections to the property record cards that may not be reflected in the sale price. A review of the MLS Listings will be done to check for over sights to the sales price.

Streets to be looked at:

Autumn Leaf, Overlook Dr., Northwood's Rd, New Pond Rd, Spaulding Ln, Crosswinds Dr., Lawrence Dr, and Raddin Rd.

The condos have been adjusted by the cost group rate for only Groton Residential Gardens based on the 19 sales from that complex. The sales indicate that the sales price on the units have increased slightly.

The affordable units at GRG have been changed to all second floor units for the remaining units to be sold, and the new sales price for the units will be \$139,000.

Mr. Boles made a motion that the affordable units be adjusted to the new deed restricted price of \$139,000 when the remaining deeds come through. The motion was seconded by Ms. Evans, all in favor.

Ms. Swezey stated to the board that all the non-arm's length sales have been coded out of the sales analysis file we some 80 valid sales to be sent to the DOR.

Date of next meeting. September 14, 2011.

The meeting adjourned at 9:00 P.M.

Respectfully submitted:

Rena Swezey