

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

**Present:** Jennifer Evans  
Rena Swezey  
**Others:** Alice Carpenter & Dan Stemstream

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

**Minutes**

7:00 P.M. The Board met with the owners of 82 Whiley Rd. in regards to questions they had on the assessment of their property for FY 2012. The board had previously abated the valuation to \$523,400 and the assessment went to \$547,000 for FY 2012. Mr. Stemstream felt his property should be valued the same as 68 Whiley Rd at \$494,000 as he felt it was the most comparable to his home on the Street. The board reviewed his property record card and 68 Whiley, they have been graded the same, but his property has a condition factor of Fair and #68 is in average condition. The board had reduced the condition factor on his home on abatement from a previous year. His home is 937 sq. ft. larger than # 68 and the sales on the two houses have tracked a 10% difference over the last three sales, his selling higher due to the greater amount of living area. Ms. Evans showed Mr. Stemstream the sales, assessments, and stats for the last 60 years of the houses on Whiley Rd. The board felt the assessment is in line with the market value and advised Mr. Stemstream to fill for abatement if he chose to challenge the value.

Signatures were affixed to the following logs.  
**Motor Vehicle Abatement Logs**

1. MVE Abatement Log #23 of 2011.....\$2,055.22
2. MVE Abatement Log of 2009.....\$102.50
3. MVE Abatement Log of 2002.....\$303.75

Ms. Evans made a motion to sign the following bills, seconded by Ms. Swezey, all in favor.

Out Standing Bills

1. Vision Government Solutions Web Hosting.....\$2,200
2. Vision Government Solutions Static Database.....\$125.00
3. AppGeo Maps.....\$875.00
4. Schwaab Inc.....\$62.00
5. MAAO Annual Meeting.....\$105.00
6. Mileage R.Swezey.....\$21.93

Abatement Application....

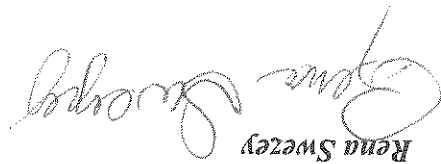
1. Real Estate Abatement Log#8 of 2011.....\$658.48
2. Real Estate CPA Abatement Log # 7 of 2011.....\$19.74
3. Real Estate Abatement Log# 14 of 2009.....\$7,863.11
4. Real Estate CPA Abatement Log # 13 of 2009.....200.04

Signature on a Chapter 61 Lien Release.....Magee Townsend Rd.  
Ms. Swezey received a call from the attorney recording the sale of a lot on Townsend Rd that found out the original release was recorded incorrectly. A new corrected release was submitted for the board to sign, all rollback taxes had been paid years prior.  
Ms.Swezey made a motion to resign, Ms. Evans seconded, all in favor.

Ms.Swezey had received a notice from the ATB on a decision in favor of the Town of Groton against Mr. Robert Stephens of 382 West Main St. to which he has appealed to the Appeals Court. Ms. Evans made a motion to send the notice to Town Counsel, seconded by Ms, Swezey, all in favor.

Ms.Swezey made a motion to adjourn the meeting at 8:45 P.M. Date of the next meeting is Feb. 8, 2012.

Respectfully submitted:

  
Rena Swezey