

TOWN OF GROTON

173 Main Street
Groton, MA 01450
Tel: 978-448-1127
Fax: 978-448-1115

www.townofgroton.org

**Board of Assessors**

Garrett Boles
Jenifer Evans
Rena Swezey

Principal Assessor

Rena E. Swezey

Minutes
Oct. 19, 2011
7:00 P.M.

7:10 P.M. Appointment Gleb Nechayev 358 Whiley Rd. ATB filing

Mr. Nechayev appeared before the board to talk about his valuation of the property he purchased at 358 Whiley Rd. Mr. Nechayev's attorney had not sent the notice of filing to the ATB to the Board of Assessors. Mr. Boles explained that if the papers have not been submitted we would not have jurisdiction to hear his case. Mr. Nechayev did give us a copy of the filing sent to the ATB in May of 2010. Mr. Nechayev purchased the property in 2009 for \$490,000. The assessment did change for his first tax bill in July. Ms., Swezey did explain the grade of the structure was changed after she did a smoke inspection with the Fire Department prior to the sale of the property and therefore the value increased. She explained no interior inspections have been done on the structure and the original grade did not reflect the quality of the interior. The adjusted value is still \$56,100 below the sales price paid by Mr. Nechayev. Mr. Nechayev felt his house should be valued in the \$300K range as some of the neighbors.

Ms. Evans gave Mr. Nechayev all the sales sheets we used for all the properties that sold in 2009 used to set the values for FY 2010 for his review. Mr. Nechayev will ask his attorney to postpone the hearing date.

The town has an ATB hearing date of November 9th 2011 for 382 West Main St. Mr. Boles requested we check the last ATB decision on this parcel to make sure we have not exceeded the last value set by the ATB before the hearing.

Signatures were affixed to the following items:

MVE Commitment # 11 of 2010.....	\$24.58
MVE Commitment #5 of 2011.....	\$38,515.14
ApeGeo Mapping Co. 2011 map update.....	\$2,625.00

Sales for 2010 to determine FY 2012 Land Values:

The Board has been reviewing the sales of 2010 all summer to establish values for FY 2012. Based on the sales to assessment ratio it was determined that only a few Site Indexes needed to be adjusted. Mr. Boles made a motion to adjust the Site Indexes to Case Study #2, seconded by Ms. Evans, all in favor. The following site indexes were analysed in Case Study 2:

- #1 .97 No Change**
- #2 1.20 No Change**
- #3 1.05 From 1.0**
- #4 1.40 From 1.35**
- #5 1.0 No Change**
- #6 1.0 No Change**
- #7 1.10 From 1.08**
- #8 1.20 No Change**
- #9 .95 From 1.0**

No Change for any style on the dollar per square foot.

Motion by Swezey, to accept the values on the LA-4 for submission to DOR, seconded by Mr. Boles, all in favor.

The meeting adjourned at 9:00 P.M.

Respectfully submitted:

Rena Swezey