

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

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

**September 14, 2011
7:00 P.M.
Minutes**

The Chair opened the meeting at 7:10 P.M. All members were present.

Signatures were affixed to the following:

<i>MVE Abatement Logs for 2007.....</i>	<i>\$75.00</i>
<i>2009.....</i>	<i>\$6.25</i>
<i>2010.....</i>	<i>\$59.38</i>
<i>2011-17.....</i>	<i>\$1,570.50</i>
<i>2011-18.....</i>	<i>\$168.12</i>
<i>Abatement Log for Personal Property FY 2011.....</i>	<i>\$2,139.10</i>

Other Topics for Discussion

Sales of 2010 to adjust values for FY 2012.

The board has been reviewing all the sales that occurred during 2010. Mr. Boles requested that a new copy of the Warren Report be sent to him and Ms. Evans to review all the properties in town. The reports from the sales analysis file sent to the board for review is showing we are currently at an ASR of 98% with a COD of 4.9 verifying the current values for FY 2012 are close to the market value.

Ms. Swezey stated to the board she had inspected the properties in question from the previous meeting and made the corrections to the property record cards when needed. During one of the inspections it was identified that the low sales price of a parcel on Rockwood Ln had a shared septic system with two other properties. Mr. Boles made a motion that we give and adjustment to the parcel a 10% reduction for external obsolescence and the other two parcels on the shared system, seconded by Ms. Evans, all in favor.

Ms. Evans would like a few more analysis reports, but all feel no streets need to be adjusted as to the factor on the site index. There will be no adjustments to cost of square foot on style.

Ms. Swezey had sent the notice to the board on the decision of the ATB for the FY 2009 and FY 2010 for 151 Hill Rd. Mr. Boles made a motion to request a Finding of Facts from ATB, seconded by Ms. Evans, all in favor. Ms. Swezey will put the request in writing and send to ATB.

Date of next meeting. September 28, 2011.

The meeting adjourned at 9:00 P.M.

Respectfully submitted:

Rena Swezey