

**Town of Groton
Board of Assessment Appeals
October 1, 2015 Grand List
March 15, 2016 Session Minutes**

The Board of Assessment Appeals met on Tuesday, March 15, 2016 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 1:36 p.m. by the chairman. Stevens read an excerpt from the town charter stating requirements for the annual election of a chairman at the first meeting of every new year. James Mitchell made a motion to nominate Charles Stevens. Charles Steven seconded the motion. The motion passed with a unanimous vote. The board heard appeals for the October 1, 2015 Grand List and the October 1, 2014 Supplemental Motor Vehicle Grand List.

Property Owner: Odd Fellows Home of Connecticut
Property Location: 235 Lestertown Rd PIN: 168906288556
Board Decision 3/19/2016: Stevens made a motion for no change in value. Motion was seconded by Mitchell and passes unanimously.
RE2015 Acct#312922 & 308238 Orig. Assmt: 11,174,520 T & 5,215,000 E
Mailed Date: 3/21/16

RECEIVED
TOWN CLERK'S OFFICE
2016 MAR 23 PM 2:05
PAGE
Groton, VT
TOWN OF GROTON, CONNECTICUT

Property Owner: Odd Fellows Home of Connecticut
Personal Property: DBA Fairview
Board Decision 3/19/2016: Stevens made a motion for no change in value. Motion was seconded by Mitchell and passes unanimously.
P2015 Acct#299105 Orig. Assmt: \$1,396,620 E
Mailed Date: 3/21/16

Property Owner: David Falvey
Property Location: 1 Crouch St PIN: 168919620497
Board Decision 3/19/2016: The Income & Expense form was provided to the Board on 3/16/16. State law requires the income and expense form to be filed no later than June 1, 2015. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
R2015 Acct#303580 Orig. Assmt: \$175,868
Mailed Date: 3/21/16

Property Owner: David Falvey
Personal Property: Action Advocacy PC
Board Decision 3/19/2016: Stevens makes a motion to reduce the assessment to \$28,500 based upon the completed personal property declaration submitted to the board by the applicant. Mitchell seconded the motion and it passes unanimously.
P2015 Acct#200360 Orig. Assmt: \$36,900 Adj. Assmt: \$28,500
Mailed Date: 3/21/16

Property Owner: Sunrise Properties of Stonington Inc.
 Property Location: 331-351 Poquonnock Rd PIN: 168812766895
 Board Decision 3/19/2016: Owner will sell with 0 Rainville Avenue as package only.
 Agent Susan Howard made presentation to board. Stevens made a motion to reduce the primary land value by 10% as a commercial site surrounded by residential properties and no other nearby commercial properties to draw traffic to this site. Mitchell seconded the motion and it passes unanimously.
 R2015 Acct#310858 Orig. Assmt: \$280,840 Adj. Assmt: \$255,290
 Mailed Date: 3/21/16

Property Owner: Sunrise Properties of Stonington Inc.
 Property Location: 0 Rainville Ave PIN: 168812766642
 Board Decision 3/19/2016: Agent Susan Howard presented to board on behalf of property owner. Owner will sell as package only with 331-351 Poquonnock Road. Owner will sell with 0 Rainville Avenue as package only. Agent Susan Howard made presentation to board. Stevens made a motion to reduce the primary land value by 10% as a commercial site surrounded by residential properties and no other nearby commercial properties to draw traffic to this site. Mitchell seconded the motion and it passes unanimously.
 R2015 Acct#310857 Orig. Assmt: \$57,540 Adj. Assmt: \$51,940
 Mailed Date: 3/21/16

Property Owner: Fort Hill Citgo LLC
 Property Location: 182 Fort Hill Rd PIN 169808989133
 Board Decision 3/19/2016: Income and expense form was not received by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Stevens therefore made a motion for no change and the motion was seconded by Mitchell. The motion passed with a unanimous vote.
 R2015 Acct#3038781 Orig. Assmt: \$499,730
 Mailed date: 3/21/16

Property Owner: Toll Gate Plaza LLC
 Property Location: 516 Gold Star Hwy PIN: 169905177520
 Board Decision 3/19/16: Income and expense form was not filed by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty.
 Stevens therefore made a motion for no change and the motion was seconded by Mitchell. The motion passed with a unanimous vote.
 R2015 Acct#311160 Orig. Assmt: \$828,520
 Mailed date: 3/21/16

Property Owner: Yvonne Hill
 Property Location: 13 Central Ave PIN: 169808972519
 Board Decision 3/15/16: Stevens made a motion to reduce the value by changing the CDU and condition from fair to poor, adjusting the assessment to \$84,070 based on documentation provided by Echo, Inc. clarifying the deficiencies in the dwelling. The motion was seconded by Mitchell. The motion passed with a unanimous vote.
 R2015 Acct#305143 Orig. Assmt: \$94,990 Adj. Assmt: \$ 84,070
 Mailed date: 3/16/16

Property Owner: Susan Mammone
 Personal Property: Mammone Management
 Board Decision 3/19/2016: Stevens made a motion to reduce the assessment to \$350 based on the personal property declaration filed by Susan Mammone on 3/18/16 with the assessor's office. Mitchell seconded the motion which passed with a unanimous vote.
 P2015 Acct#201095 Orig. Assmt: \$1,550 Adj. Assmt: \$350; \$90 late penalty
 Mailed date: 3/21/16

Property Owner: Stephen Woodruff
 Property Location: 214 Route 12 PIN: 168911658710
 Board Decision 3/19/2016: Income and expense form was not filed by 6/1/15. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
 R2015 Acct#312156 Orig. Assmt: \$255,486
 Mailed date: 3/21/16

Property Owner: Stephen Woodruff
 Property Location: 208 Route 12 PIN: 168911658509
 Board Decision 3/19/2016: Income and expense form was not filed by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
 R2015 Acct#312158 Orig. Assmt: \$470,932
 Mailed date: 3/21/16

Property Owner: Cherry Hill Construction
 Personal Property: Cherry Hill Construction
 Board Decision 3/22/16: Based on review of the asset listing declared to the IRS and documentation from the Assessor's Office of their site inspections, Stevens made a motion for no change which was seconded by Mitchell and passed unanimously.

P2015 Acct#200344 Orig. Assmt: \$490,980
 Mailed date: 3/23/2016

Property Owner: Kohl's Department Store #470
 Personal Property: Kohl's
 Board Decision 3/19/2016: Mitchell made the motion for no change which was seconded by Stevens and passed unanimously.
 P2015 Acct#270044 Orig. Assmt: \$806,910
 Mailed Date: 3/21/16

Property Owner: Mystic & Noank Library
 Property Location: 14 Elm St PIN: 261918209857
 Board Decision 3/19/16: Christine Johnson & John McHugh appeared on behalf of the library. No evidence or testimony was submitted that showed the subject property is used exclusively for carrying out one or more of the library's non-profit activities. Stevens made a motion for no change which was seconded by Mitchell and passed unanimously.
 R2015 Acct#307830 Orig. Assmt: \$202,510
 Mailed Date: 3/21/16

Property Owner: Lawrence Shackett
 Property Location: 13 Central Ave PIN: 169808972519
 Board Decision 3/22/16: After review of the assets found in the audit to be in Norwich, Stevens made a motion to reduce code 16 by the valuation of the assets in Norwich, and to reduce the supply amounts by half. For each of the years, Stevens made a separate motion, Mitchell seconded each motion. All motions passed unanimously.

P2015 Acct#230240	Orig. Assmt: \$187,320	Adj. Assmt: \$91,150
P2014 Acct#230240	Orig. Assmt: \$51,300	Adj. Assmt: \$91,986
P2013 Acct#230240	Orig. Assmt: \$51,300	Adj. Assmt: \$92,672
P2012 Acct#230240	Orig. Assmt: \$51,300	Adj. Assmt: \$93,395

Mailed Date: 3/23/2016

Property Owner: RL Gold Star LLC
 Property Location: 1425 Gold Star Highway PIN: 179020909873
 Board Decision 3/19/16: Michael Schwartz, owner of the property appealed to the board. Stevens made a motion to reduce the overall value by adjusting the potential income and increase the vacancy. Stevens seconded the motion and it passed unanimously.
 R2015 Acct#309364 Orig. Assmt: \$1,174,600 Adj. Assmt: \$808,360
 Mailed Date: 3/21/16

Property Owner: JFG LLC
 Property Location: 171 Bridge St PIN: 168914431242
 Board Decision 3/19/16: Income and expense form was not filed by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
 R2015 Acct#305579 Orig. Assmt: \$281,743
 Mailed Date: 3/21/16

Property Owner: Madeline Fales
 Property Location: 334 Long Hill Rd PIN: 168920910906
 Board Decision 3/19/16: Income and expense forms were not filed by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
 R2015 Acct#303570 Orig. Assmt: \$185,878
 Mailed Date: 3/21/16

Property Owner: Madeline Fales
 Property Location: 340 Long Hill Rd PIN: 168920819825
 Board Decision 3/19/16: Income and expense form was not filed by June 1, 2015. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
 R2015 Acct#303569 Orig. Assmt: \$120,575
 Mailed Date: 3/21/16

Property Owner: Cory Potter
 Motor Vehicle: 1987 Ford F150
 Board Decision 3/15/16: Stevens made a motion to change the value to 500 based on review of the affidavit filed for antique motor vehicles. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
 MVS2014 Acct#404668 Orig. Assmt: \$2,800 Adj. Assmt: \$500
 Mailed Date: 3/16/16

Property Owner: John Curto
 Property Location: 11 Grove Ave PIN: 261914420936
 Board Decision 3/19/16: After reviewing the taxpayer's presentation, Stevens made a motion to change the grade to B- and the condition/cdu to average/average. Mitchell seconded – both members voted in favor.
 R2015 Acct#302681 Orig. Assmt: \$376,110 Adj. Assmt: \$347,270
 Mailed Date: 3/21/16

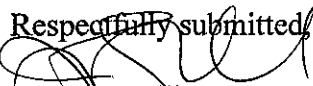
Property Owner: Theodore Parker
 Property Location: 99 Neptune Dr PIN: 260705199547
 Board Decision 3/19/16: Although the shoreline market may be in a state of flux due to the 2012 FEMA flood zone changes, this value represents the 2011 market. Stevens made a motion for no change. The motion was seconded by Mitchell and the motion was passed unanimously.
 R2015 Acct#308489 Orig. Assmt: \$862,190
 Mailed Date: 3/21/16

Property Owner: Thomas & Kristin Sullivan
Property Location: 9 Sound Breeze Ave PIN: 260710468803
Board Decision 3/19/16: Based on the provisions of the General Statutes of Connecticut, Volume 4, Title 12, Chapter 203, Section 12-111, the board having made a decision to reduce the gross assessment on the property in appeal since the last revaluation, is prohibited by statute from making any further changes until the next revaluation. Mitchell therefore made a motion for no change and the motion was seconded by Stevens. The motion passed with a unanimous vote.
R2015 Acct#310846 Orig. Assmt: \$518,070
Mailed Date: 3/21/16

Property Owner: Douglas & Sandra Crandall
Property Location: 925 Old Buddington Rd PIN: 169910367303
Board Decision 3/19/16: Building is fairly assessed for 2011 market rates. Income and expense form was not received by June 1, 2016. State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Stevens made a motion for no change, which Mitchell seconded and the motion passes unanimously.
R2015 Acct#302578 Orig. Assmt: \$364,903
Mailed Date: 3/21/16

A motion for adjournment was made by Mitchell at 7:06 p.m. and the motion was seconded by Stevens. The motion passed with a unanimous vote.

These minutes were approved as written on March 22, 2016. The motion was made by Mitchell, seconded by Stevens, motion passed with a unanimous vote.

Respectfully submitted,

Jennifer Sullivan
Asst. Assessor
Clerk to board