

**Town of Groton
Board of Assessment Appeals
October 1, 2015 Grand List
March 19, 2016 Session Minutes**

The Board of Assessment Appeals met on Saturday, March 19, 2016 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 9:00 a.m. by the chairman. The board heard appeals for the October 1, 2015 Grand List and the October 1, 2014 Supplemental Motor Vehicle Grand List.

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TOWN OF GROTON
COUNCIL ROOM

Property Owner: Cynthia Hill
Property Location: 29 Hillcrest Rd PIN: 169917003229
Board Decision 3/19/16: Based on the evidence (photos) and testimony presented, the fact that this project is still both incomplete & under litigation, Stevens made a motion to retain the CDU & Condition as Average (2014 grand list) as opposed to Good. Mitchell seconded the motion, which then passed unanimously.
RE2015 Acct#305131 Orig. Assmt: \$139,510 Adj. Assmt: \$138,280
Mailed Date: 3/21/16

Property Owner: Frank & Connie Hilbert
Property Location: 43 Ensign Dr. PIN: 260918411499
Board Decision 3/19/16: Stevens disclosed that he personally knows the appellant but the acquaintance is sufficiently distant so that the decision is unbiased. Based on the evidence (photos) and testimony submitted, the now expired permit was never exercised and no interior work was completed. Stevens made a motion to retain the pre-permit value. Mitchell seconded and the motion carried.
R2015 Acct#305120 Orig. Assmt: \$282,240 Adj. Assmt: \$278,740
Mailed date: 3/21/16

Property Owner: Brent Stewart
Property Location: 840 North Rd PIN: 169912874305
Board Decision 3/19/16: Based on the photos submitted which verify the condition of the structure, Stevens made a motion to change the CDU & Condition from Average (both) to Fair. Mitchell seconded the motion and the motion passed unanimously.
R2015 Acct#310728 Orig. Assmt: \$154,700 Adj. Assmt: \$139,650
Mailed date: 3/21/16

Property Owner: Edward Pease
Property Location: 5 Beach Rd PIN: 260710453769
Board Decision 3/19/16: Based on the evidence & testimony submitted, the value of the building due to its age and lack of maintenance, and functional obsolescence is changed to C Grade, Condition & CDU is changed to Fair. Motion made by Stevens, seconded by Mitchell and passed unanimously.
P2015 Acct#302908 Orig. Assmt: \$391,440 Adj. Assmt: \$336,420
Mailed date: 3/21/16

Property Owner: Racelis LP
 Property Location: 145 Lestertown Rd PIN: 168910472033
 Board Decision 3/19/16: Owner provided current appraisal. Given the unsound condition of the house and asbestos that makes it currently uninhabitable, the grade was changed to C- and the Condition & CDU are changed to Unsound. Motion made by Stevens; seconded by Mitchell and voted unanimously.
 R2015 Acct#309092 Orig. Assmt: \$123,340 Adj. Assmt: \$70,420
 Mailed date: 3/21/16

Property Owner: Melanie Greenhouse
 Property Location: 23 Brook St PIN: 260820719956
 Board Decision 3/19/16: Mitchell made a motion to reduce the land value by 10% due to decline in privacy and quality of life as neighborhood development has intensified. The motion was seconded by Stevens and passes unanimously.
 R2015 Acct#304589 Orig. Assmt: \$465,570 Adj. Assmt: \$454,720
 Mailed date: 3/21/16

Property Owner: Kirk Bryson
 Property Location: 159 Fishtown Rd PIN: 260807581166
 Board Decision 3/19/16: Based on the testimony of the property owner, he is not currently in disagreement with the town's property value. The town has agreed to allot a portion of the property to the PA490 farm values based on current use, and will monitor future activity to determine if additional acreage can be included under the farm program. Stevens makes a motion for no change to value; Mitchell seconded and the motion passed unanimously.
 R2015 Acct#301535 Orig. Assmt: \$159,710
 Mailed Date: 3/21/16

Property Owner: Kirk Bryson
 Property Location: 0 Fishtown Rd PIN: 260807587059
 Board Decision 3/19/16: Based on the testimony of the property owner, he is not currently in disagreement with the town's property value. Stevens makes a motion for no change to value; Mitchell seconded and the motion passed unanimously.
 R2015 Acct#301536 Orig. Assmt: \$75,460
 Mailed date: 3/21/16

Property Owner: John & Mary Gray
 Property Location: 1154 River Rd PIN: 271016529731
 Board Decision 3/19/16: Mitchell made a motion based on the testimony & photos submitted to change the grades, condition and CDU for both structures to D+/poor/poor. Stevens seconded the motion and it passed unanimously.
 R2015 Acct#304548 Orig. Assmt: \$605,360 Adj. Assmt: \$581,000
 Mailed date: 3/21/16

Property Owner: Joan Oat
 Property Location: 0 Elm St PIN: 260707697530
 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#308197 Orig. Assmt: \$3,220
 Mailed Date: 3/21/16

Property Owner: Robert Tucker
 Property Location: 55 Sylvan St
 Board Decision 3/19/16: Based on a review of the testimony and evidence provided by the property owner, in 2011 the town's estimated value of \$606,800 was consistent with the owner's asking price of \$649,500. The board is in agreement with the owner that this is a unique property which would appeal to a unique purchaser. Based upon the impact of the uniqueness on market value, the chair makes a motion for a functional adjustment of -10% on the building value. Mitchell seconded the motion and it passed unanimously.
 R2015 Acct#311284 Orig. Assmt: \$424,760 Adj. Assmt: \$400,610
 Mailed Date: 3/21/16

Property Owner: David Brierley
 Motor Vehicle: 1960 Austin Sprite
 Board Decision 3/19/16: Stevens made a motion to allow the \$500 assessment reduction for an antique vehicle. Mitchell seconded the motion and the motion carried.
 MVS2014 Acct#400650 Orig. Assmt: \$14,840 Adj. Assmt: \$500
 Mailed Date: 3/21/16

Property Owner: Philip Bonang
 Motor Vehicle: 1997 Toyota 4Runner
 Board Decision 3/19/16: Stevens made a motion to reduce the full value to \$500 based on photos provided by the owner and the statements by the owner. Mitchell seconded the motion and it passed unanimously.
 MVS2014 Acct#400577 Orig. Assmt: \$3,590 Adj. Assmt: \$350
 Mailed Date: 3/21/16

Property Owner: Ethan Stam
 Property Location: 182 Bayview Ave PIN: 261805184522
 Board Decision 3/19/16: After reviewing the testimony and evidence presented, Mitchell made a motion to allow -10% for land due to the problematic access to the property. Stevens seconded the motion and it passed unanimously.
 R2015 Acct#310620 Orig. Assmt: \$285,390 Adj. Assmt: \$273,140
 Mailed Date: 3/21/16

Property Owner: Bay Associates

Property Location: 1 Fort Hill Rd PIN: 169807576761

Board Decision 3/19/16: The taxpayer submitted the 2015 Income and Expense form timely according to the received date stamped on the form. It was subsequently returned to her for further completion, but was not completed and returned until 3/19/2016. The assessor determined that according to statute a properly completed form was not completed timely and a 10% penalty was applied. Mitchell is making a motion that a properly completed form was filed timely and therefore the 10% penalty is not applicable. The motion was not seconded therefore was defeated. Under statute, the penalty is not waivable and therefore stands.

R2015 Acct#300827 Orig. Assmt: \$764,225

Mailed Date: 3/21/16

Property Owner: Red Brook Investments LLC

Property Location: 301 Shewville Rd PIN: 271010467518

Board Decision 3/19/16: Owner cancelled appointment 3/18/16.

Property Owner: Michael & Charlene Jones

Property Location: 257 Shewville Rd PIN: 271010467328

Board Decision 3/19/16: Owner cancelled appointment 3/18/16.

A motion for adjournment was made by Mitchell at 3:23 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,


Mary Gardner
Assessor