

**Town of Groton  
Board of Assessment Appeals  
October 1, 2015 Grand List  
March 22, 2016 Session Minutes**

The Board of Assessment Appeals met on Tuesday, March 22, 2016 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, James Mitchell and John Parfitt. The meeting was called to order at 2:00 p.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.

Property Owner: Computer Sciences Corp  
Personal Property: A/KA/ CSC Defense Group  
Board Decision 3/22/16: The appellant withdrew their on appeal on 3/22/16.

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TOWN OF GROTON, CT

Property Owner: Nineteen Thames Street Partnership  
Property Location: 19 Thames St PIN: 168914237226  
Board Decision 3/22/16: The town establishes the value effective for their revaluation date. These values are fixed until the subsequent revaluation unless there is substantial improvement or demolition. Each year the town collects income and expense data solely for the purpose of updating market values for subsequent revaluations. Values assigned to the properties were adjusted by the BAA for the 2014 Grand List. 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. Stevens therefore made a motion for no change and the motion was seconded by Parfitt. The motion passed with a unanimous vote.  
R2015 Acct#308133 Orig. Assmt: \$968,737  
Mailed date: 3/23/16

Property Owner: Nineteen Thames Street Partnership  
Property Location: 15 Thames St PIN: 168914237575  
Board Decision 3/22/16: The town establishes values effective for their revaluation date. These values are fixed until the subsequent revaluation unless there is substantial improvement or demolition. Each year the town collects income and expense data solely for the purpose of updating market values for the next revaluation. Values assigned to the properties were adjusted by the BAA for the 2014 Grand List. 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. Stevens therefore made a motion for no change and the motion was seconded by Parfitt. The motion passed with a unanimous vote.

R2015 Acct#308114 Orig. Assmt: \$1,478,169  
Mailed date: 3/23/16

Property Owner: Trans-Oceanic Motors LTD  
 Personal Property: Cardinal Honda  
 Board Decision 3/22/16: Attorney Geraghty, duly authorized, appeared on behalf of the appellant. He submitted no evidence or testimony sufficient to overturn the town's valuation. The chairman made a motion that the town's audit numbers are correct for each year. Each of the motions was seconded by Mitchell. Each of the separate motions carried unanimously.

P2015 Acct#201759	Orig. Assmt: \$268,740	
P2014 Acct#201759	Orig. Assmt: \$64,490	Adj. Assmt: \$240,011
P2013 Acct#201759	Orig. Assmt: \$73,060	Adj. Assmt: \$253,177
P2012 Acct#201759	Orig. Assmt: \$69,110	Adj. Assmt: \$258,849

Mailed date: 3/23/2016

Let the minutes reflect that at 2:45 pm Mr. John Parfitt joined the board and heard appeals beginning with LBI Inc.

Property Owner: LBI Inc  
 Personal Property: LBI  
 Board Decision 3/22/16: The appellant did not appear for their hearing.

Property Owner: Factory Square LLC  
 Personal Property: Factory Square Apts  
 Board Decision 3/22/16: The appellant did not appear for their hearing.

Property Owner: Bank of America, NA  
 Personal Property: Bank of America  
 Board Decision 3/22/16: The appellant notified the Assessor's Office on 3/18/16 that they would not be able to attend their hearing.

Property Owner: Leonard Salvas  
 Personal Property: Everyone's Choice Beauty Salon  
 Board Decision 3/22/16: Based on an amended personal property declaration submitted by the appellant, Stevens made a motion to reduce the assessment to 619. The motion was seconded by Mitchell and the motion passed unanimously.

P2015 Acct#229540	Orig. Assmt: \$2,110	Adj. Assmt: \$619
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Mailed date: 3/23/2016

Property Owner: Mystic Valero LLC

Personal Property: Valero

Board Decision 3/22/16: For each of the years Stevens made a motion to accept the town's audit numbers that the personal property declaration be consistent with their federal tax returns, Mitchell seconded each motion. All motions passed unanimously.

P2015	Acct#298329	Orig. Assmt: \$275,944	
P2014	Acct#298329	Orig. Assmt: \$74,250	Adj. Assmt: \$308,964
P2013	Acct#298329	Orig. Assmt: \$84,230	Adj. Assmt: \$347,339
P2012	Acct#298329	Orig. Assmt: \$89,500	Adj. Assmt: \$365,471

Mailed date: 3/23/2016

Property Owner: Hendels Center Groton LC

Personal Property: Seron Transportation

Board Decision 3/22/16: For each of the years in question, the business owner chose to capitalize the amount of the piping installation as an asset and therefore should have listed it as personal property on the town business personal declaration, to be consistent in treatment with the federal tax returns. Therefore Mitchell made a motion that the town audit numbers are correct. The motion was seconded by Parfitt. A separate motion was made and seconded for each year. All motions passed unanimously.

P2015	Acct#299073	Orig. Assmt: \$60,700	
P2014	Acct#299073	Orig. Assmt: \$22,850	Adj. Assmt: \$70,823
P2013	Acct#299073	Orig. Assmt: \$22,850	Adj. Assmt: \$67,821
P2012	Acct#299073	Orig. Assmt: \$22,850	Adj. Assmt: \$77,290

Mailed Date: 3/23/2016

Let the minutes reflect that at 4:10 pm Mr. John Parfitt left the hearings.

Property Owner: Mercedes McCoy Weaver

Personal Property: Mercedes McCoy Weaver Makeup Artistry

Board Decision 3/22/16: The appellant presented evidence and testimony and completed the personal property form to establish the correct value. Mitchell made a motion to reduce the assessment to reflect the amended return. The motion was seconded by Stevens and the motion passed unanimously.

P2015	Acct#298292	Orig. Assmt: \$250	Adj. Assmt: \$200
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Mailed date: 3/23/2016

Property Owner: Brian Walter

Property Location: 65 Prospect Hill Rd PIN: 260820705472

Board Decision 3/22/16: The appellants notified the Assessor's Office on 3/21/16 that they would not be able to attend their hearing.

Property Owner: Dustin Saunders

Property Location: 587 Long Hill Rd PIN: 168808998564

Board Decision 3/22/16: The appellant withdrew their appeal on 3/17/16.

Property Owner: Douglas Schwartz  
 Property Location: 420 Long Hill Rd PIN: 168920912173  
 Board Decision 3/22/16: Based upon the presentation made by the appellant illustrating the disadvantages of the OMF zoning on his ability to utilize and market the property, Mitchell made a motion to reduce the full value to \$350,000, and an assessed value of \$245,000. The motion was seconded by Stevens. The motion passed unanimously.

R2015 Acct#309903 Orig. Assmt: \$330,610 Adj. Assmt: \$245,000  
 Mailed Date: 3/23/2016

Property Owner: Stephen Clemente  
 Personal Property: Frizzante's Champagne & Wine Bar  
 Board Decision 3/22/16: The appellant did not appear for their hearing.

Property Owner: Elizabeth Ganacoplos & John Tierney  
 Property Location: 665 Meridian St Ext PIN: 168808995191  
 Board Decision 3/22/16: Based upon the evidence and testimony submitted verifying the advanced deteriorated state of the garage and the trailer being uninhabitable, a motion was made by Stevens to reduce the value on the buildings to zero. Mitchell seconded the motion. The motion passed unanimously.

R2015 Acct#304126 Orig. Assmt: \$58,240 Adj. Assmt: \$40,320  
 Mailed Date: 3/23/2016

Property Owner: Henry Garza, Trustee  
 Property Location: 33 Kings Hwy PIN: 168915733765  
 Board Decision 3/22/16: The appellant did not appear for their hearing.

Property Owner: BFNT LLC  
 Property Location: 35 Spring St PIN: 260708884450  
 Board Decision 3/22/16: The appellant notified the Assessor's Office on 3/21/16 that they would not be able to attend their hearing.

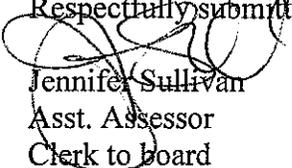
Property Owner: Claire Verdier  
 Property Location: 99 Warren Ave PIN: 260816945786  
 Board Decision 3/22/16: The appellant did not appear for their hearing.

Let the minutes reflect, in accordance with Connecticut General Statutes 12-111 the Board reviewed and accepted the changes made by the Assessor's Office for the 2015 Grand List for the following properties on which they had previously given reductions: 149 Elm St (Noank), parcel id 260820729464 assessed value of \$258,160; 225 West Shore Ave, parcel id 260714330959 assessed value of \$1,257,060; 63 Meech Ave, parcel id 168819501821 assessed value of \$489,440; 132 Elm St (Noank), parcel id 260820824239 assessed value of \$539,210; 2 Haley Farm Rd, parcel id 260814426733 assessed value of \$360,150 and 421 Route 12, parcel id 168907574905 assessed value of \$1,388,380.

A motion for adjournment was made by the chairman at 7:15 p.m. and the motion was seconded by Mitchell. The motion passed unanimously.

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

Respectfully submitted,



Jennifer Sullivan

Asst. Assessor

Clerk to board

