

**Town of Groton
Board of Assessment Appeals
October 1, 2012 Grand List
March 4, 2013 Session Minutes**

The Board of Assessment Appeals met on Monday, March 4, 2013 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte and James Mitchell. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2012 Grand List and the October 1, 2011 Supplemental Motor Vehicle Grand List.

Property Owner: Carroll Gothie

Property Location: 149 Elm Street; PIN 260820729464

Board Decision March 4, 2013: The board members discussed the information presented and noted that the purchase price was of a foreclosed property. Stevens made a motion for no change, was seconded by Mitchell, the motion passed with a unanimous vote.

R2012 Acct# 304419 Orig. Assmt: \$277,410

Mailed date: March 5, 2013

Property Owner: Dennis Billias

Property Location: 0 Sacred Heart Drive; PIN 168807578995

Board Decision March 4, 2013: Mr. Duarte discussed the utility of the lot and the fact that he owns several lots in the area. Mr. Duarte made a motion for no change, was seconded by Stevens, the motion passed with a unanimous vote.

R2012 Acct# 301500 Orig. Assmt: \$38,220

Mailed date: March 5, 2013

Property Owner: Carole King

Property Location: 75 Noble Avenue; PIN 260707688773

Board Decision March 4, 2013: The appellant had noticed that the value of the land had changed in the online GIS system after their application for appeal. The appellant was satisfied with that new value. Mr. Duarte made a motion for no change and was seconded by Mitchell, the motion passed with a unanimous vote.

R2012 Acct#306022 Orig. Assmt: \$505,540

Mailed date: March 5, 2013

Property Owner: Milestone Properties, LLC

Property Location: 184 Route 12; PIN 168911658495

Board Decision March 4, 2013: The appellant had no documentation to support that the Income & Expense Survey was returned to the Town. Mr. Stevens made a motion for no change based upon the fact that no evidence was provided to show that the I&E Survey had been mailed and that there is no local ordinance to allow the board to remove the I&E penalty. The motion was seconded by Duarte and passed with a unanimous vote.

R2012 Acct# 307456 Orig. Assmt: \$1,385,846

Mailed date: March 5, 2013

Property Owner: Charles & Adrienne Pratt

Property Location: 1288 River Road; PIN 271015631995

Board Decision March 4, 2013: Stevens made a motion for no change since the purchase was from Prudential Relocation who was simply acting as an agent and had no significant financial stake in the transaction. The motion was seconded by Mitchell and passed with a unanimous vote.

R2012 Acct#308964 Orig. Assmt: \$307,160

Mailed date: March 5, 2013

Property Owner: Estate of Priscilla Pratt; Agent Charles Pratt

Property Location: 56 Church Street; PIN 260820906908

Board Decision March 4, 2013: Mr. Stevens made a motion to apply an additional -5% influence factor to the land to account for the small size, odd shape and functional limitations of the lot. The motion was seconded by Mitchell and passed with a unanimous vote.

R2012 Acct# 308969 Orig. Assmt: \$233,660 Adj. Assmt: \$224,770

Mailed date: March 5, 2013

Property Owner: Estate of Priscilla Pratt; Agent Charles Pratt

Property Location: 75 Front Street; PIN 260820917014

Board Decision March 4, 2013: Mr. Pratt presented appraisals with differing values for estate planning purposes and also noted the poor condition of the dwelling. Due to the differing values in the two appraisals the board finds them unconvincing. Mr. Duarte made a motion for no change, was seconded by Stevens, the motion passed with a unanimous vote.

R2012 Acct#308663 Orig. Assmt: \$324,730

Mailed date: March 5, 2013

Property Owner: Charles & Nancy Perini

Property Location: 20 Pearl Street; PIN 261918410582

Board Decision March 4, 2013: After a review of similar houses on the street, and details provided by the appellant, Stevens made a motion to reduce the grade of the dwelling from to B to B-, and condition and CDU to average. The motion was seconded by Mitchell and passed with a unanimous vote.

R2012 Acct#308663 Orig. Assmt: \$279,720 Adj. Assmt: \$258,650

Mailed date: March 5, 2013

Property Owner: Columbia Restoration Inc.

Personal Property: dba Columbia Restoration

Board Decision March 9, 2013: After discussion with the property owner the board requested the owner provide an amended declaration declaring all assets in Plainfield as the appellant stated no business personal property is located in Groton. The property owner then filed an amended declaration declaring all equipment in Plainville. Stevens made a motion to reduce the assessment to \$0 based on verification that he filed in Plainville, was seconded by Mitchell, the motion passed with a unanimous vote.

P2012 Acct#298256 Orig. Assmt: \$10,210 Adj. Assmt: \$0

Mailed Date: March 12, 2013

Property Owner: Amy & Fernando Fanton
 Property Location: 150 Anchorage Circle; PIN 260705294053
 Board Decision March 4, 2013: The board reviewed the information provided by the appellant. Stevens made to reduce the grade of the dwelling from a B to a B- and the CDU from good to average due to its condition and age. The motion was seconded by Mitchell and passed with a unanimous vote.
 R2012 Acct# 304620 Orig. Assmt: \$389,480 Adj. Assmt: \$367,570
 Mailed date: March 5, 2013

Property Owner: Mary & Paul Paulson
 Property Location: 70 Paulson Road; PIN 169912955568
 Board Decision March 4, 2013: Stevens made a motion to reduce the assessment on the second older dwelling to \$2000 as it was no longer suitable for habitation and was replaced by a separate new dwelling. The motion was seconded by Mitchell and passed with a unanimous vote.
 R2012 Acct# 308580 Orig. Assmt: \$238,980 Adj. Assmt: \$151,205
 Mailed date: March 5, 2013

Property Owner: HBI
 Personal Property: dba HBI
 Board Decision March 28, 2013: Mr. Reed says that the numbers which were provided on the declaration to the Town were not correct. The board requested that Mr. Reed resubmit his personal property declaration prior to when the board concludes its duties. The appellant failed to provide an updated declaration. Stevens made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote for no change.
 P2012 Acct#298420 Orig. Assmt: \$6,340
 Mailed Date: April 1, 2013

Property Owner: Peter Legnos
 Personal Property: dba LBI Inc.
 Board Decision March 28, 2013: This appeal is regarding a Manufacturing Machinery & Equipment (MM&E) exemption for the 2011 Grand List. The board is allowing the appellant to submit the required documentation as part of his appeal and in essence re-instate the exemption for the 11GL. A motion was made by Stevens to remove the water jet machine from the list of taxable property based upon the MM&E exemption. The motion was seconded by Mitchell and passed with a unanimous vote.
 P2011 Acct#219520 Orig. Assmt: \$245,030 Adj. Assmt: \$135,760
 Mailed Date: March 28, 2013

Property Owner: John Waller
 Personal Property: dba Cygnal Publishing
 Board Decision March 4, 2013: Mr. Duarte noted that he is a personal friend. Mr. Waller submitted a declaration as part of his appeal. The board accepted the values as filed and applied the 25% penalty. Mr. Stevens made a motion to reduce the assessment to \$201 (which includes the 25% penalty), was seconded by Mitchell, and passed with a unanimous vote.
 P2012 Acct#234440 Orig. Assmt: \$6,450 Adj. Assmt: \$201
 Mailed Date: March 5, 2013

Property Owner: Mahmut Tandogan

Personal Property: dba Perfection Yacht Service

Board Decision March 4, 2013: The appellant wanted to appeal the 2011 assessments, but was good with the 2012 assessments as assigned by the assessor. The time has passed to be able to appeal the 2011 assessments. Stevens made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.

P2012 Acct# 2261400 Orig. Assmt: \$3,540

Mailed Date: March 5, 2013

A motion for adjournment made by the chair at 4:52 p.m., seconded by Duarte; the motion passed with a unanimous vote.

These minutes were approved as written on March 28, 2013. The motion was made by Stevens, was seconded by Mitchell, motion passed with a unanimous vote.

Respectfully submitted,

Fauna Eller

Asst. Assessor

Clerk to board