

**Town of Groton  
Board of Assessment Appeals  
October 1, 2012 Grand List  
March 6, 2013 Session Minutes**

The Board of Assessment Appeals met on Monday, March 6, 2013 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte, James Mitchell and John Parfitt. The meeting was called to order at 3:00 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: Claribel Johnson  
 Property Location: 79 Noble Avenue; PIN 260707688723  
 Board Decision March 6, 2013: The appellant noted the home is dated, not insulated and built over a dirt basement. She also noted that she felt her land value should be the same as her neighbors. Stevens made a motion to reduce the land value to \$613,000 and reduce the grade of the dwelling from a C to a C- and the CDU from good to average. The motion was seconded by Mitchell and passed with a unanimous vote.  
 R2012 Acct# 305629 Orig. Assmt: \$493,150 Adj. Assmt: \$472,920  
 Mailed date: March 7, 2013

Property Owner: David Cruise  
 Property Location: 9 Spyglass Circle; PIN 169913144627 - 9  
 Board Decision March 6, 2013: Mr. Cruise feels that his purchase on November 1, 2011 should be the market value. The sale of this property was not used for the revaluation as it occurred after October 1, 2011. The board reviewed the other sales which had occurred during the revaluation period and determined that the unit is correctly assessed. Stevens made a motion for no change, was seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct# 302604 Orig. Assmt: \$131,950  
 Mailed date: March 7, 2013

Property Owner: CT Solar Leasing, LLC, Agent: Mario Coppola, Esquire  
 Personal Property: dba CT Solar Leasing  
 Board Decision March 6, 2013: CT Solar Leasing, LLC provided the Tax Exemption Application for Solar Energy Systems at the hearing; therefore providing the proper paperwork to exempt the personal property. Stevens made a motion to reduce the assessment to \$0 as it is non-taxable, seconded by Mitchell, the motion passed with a unanimous vote. The notice of decision was sent out on March 12, 2013 because one of the board members had not signed the notice of decision form.  
 P2012 Acct# 298115 Orig. Assmt: \$\$59,200 Adj. Assmt: \$0  
 Mailed Date: March 12, 2013

Property Owner: CT Solar Leasing, LLC; Agent: Mario Coppola, Esquire  
 Personal Property: dba CT Solar Leasing  
 Board Decision March 6, 2013: CT Solar Leasing, LLC provided the Tax Exemption Application for Solar Energy Systems at the hearing; therefore providing the proper paperwork to exempt the personal property. Stevens made a motion to reduce the assessment to \$0 as it is non-taxable, seconded by Mitchell, the motion passed with a unanimous vote. The notice of decision was sent out on March 12, 2013 because one of the board members had not signed the notice of decision form.  
 P2012 Acct# 298156 Orig. Assmt: \$35,440 Adj. Assmt: \$0  
 Mailed Date: March 12, 2013

Property Owner: Chris Behney; Agent: Ed Behney & Joyce Gardner  
 Property Location: 47 Beach Pond Road; PIN 168707685156  
 Board Decision March 6, 2013: The board reviewed property values of other similar properties in the surrounding area; noting one in particular at 27 Tyler Avenue, which sold in May 2011 for \$850,000 and is not a waterfront property. Duarte made a motion for no change and was seconded by Stevens, the motion passed with a unanimous vote.  
 R2012 Acct# 300880 Orig. Assmt: \$737,100  
 Mailed date: March 7, 2013

Property Owner: Kathy Ross  
 Property Location: 580 Toll Gate Road; PIN 169905270773  
 Board Decision March 6, 2013: Mitchell made a motion to increase the influence factor applied to the land from -10% to -20% to account for adverse influences of high traffic, flooding and close proximity to a hotel. The motion was seconded by Parfitt and passed with a unanimous vote.  
 R2012 Acct# 311256 Orig. Assmt: \$121,660 Adj. Assmt: \$116,900  
 Mailed date: March 7, 2013

Property Owner: Trefes & Trefes General Partnership  
 Property Location: 210 Bridge Street; PIN 168915522946  
 Board Decision March 6, 2013: Mr. Trefes noted that he had not returned his I&E to the Town in error and therefore a 10% penalty had been assessed on his property. Stevens noted there is not a local ordinance in place to remove the I&E Penalty within the Town of Groton. Stevens made a motion for no change, was seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct#311256 Orig. Assmt: \$2,408,945  
 Mailed date: March 7, 2013

Property Owner: Groton Lodge 2163  
 Property Location: 700 Shennecossett Road; PIN 169817001914  
 Board Decision March 6, 2013: According to the property owner the docks were constructed in the 1970's. In 2011 and 2012 the docks were updated with a total cost of supplies of \$80,000 and no cost for labor because the work was completed by the members for free. Stevens made a motion that based on the fact that the docks cost \$80,000 to update that a value of \$2,500 per slip is appropriate for a total of \$180,000 value for the docks. The motion was seconded by Mitchell and passed with a unanimous vote.  
 R2012 Acct# 304602 Orig. Assmt: \$1,902,040 Adj. Assmt: \$1,611,071  
 Mailed date: March 7, 2013

Property Owner: Daniel & Amy VanDyne  
 Motor Vehicle: 1989 Buick Century  
 Board Decision March 6, 2013: Due to age and condition Mitchell made a motion to reduce the value to \$500, was seconded by Parfitt and passed with a unanimous vote.  
 M2011 Acct#405882 Orig. Assmt: \$3,200 Adj. Assmt: \$350  
 Mailed Date: March 7, 2013

Recess from 5:15 p.m. – to 6:00 p.m.

Property Owner: Timothy Goff  
 Property Location: 38 Stanton Lane; PIN 261809061299  
 Board Decision March 6, 2013: Stevens made a motion based on the information and testimony provided by the appellant regarding condition and age to reduce the condition from good to average and CDU from excellent to average. The motion was seconded by Mitchell and passed with a unanimous vote.  
 R2012 Acct# 304343 Orig. Assmt: \$\$384,580 Adj. Assmt: \$341,320  
 Mailed date: March 7, 2013

Property Owner: Long Meadow Landing; Agent Lauren Elliott  
 Property Location: 45 South Road; PIN 168811752203  
 Board Decision March 9, 2013: Stevens made a motion for no change noting a difference in the capitalization rate used between the appeal documentation provided at this appeal hearing versus last years. The motion was seconded by Parfitt and passed with a unanimous vote.  
 R2012 Acct#306677 Orig. Assmt: \$6,796,482  
 Mailed date: March 12, 2013

Property Owner: Chris Morth & Sarah Reilly  
 Property Location: 96 Oral School Road; PIN 261910378462  
 Board Decision March 6, 2013: Mr. Morth noted that the rear acreage has steep slopes, is rocky and the dwelling is in close proximity to I-95. He also noted that the dwelling had not been updated. Based on the evidence, testimony and photos provided by the appellant, Stevens made a motion to change the excess acreage to waste pricing category and reduce the grade of the dwelling from a C+ to a C- due to its age and condition. The motion was seconded by Mitchell and passed with a unanimous vote.  
 R2012 Acct#309224 Orig. Assmt: \$236,250 Adj. Assmt: \$180,180  
 Mailed date: March 7, 2013

A motion for adjournment made by the chair at 7:35 p.m.; Parfitt seconded; 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