

Town of Groton
Board of Assessment Appeals
October 1, 2014 Grand List
March 7, 2015 Session Minutes

The Board of Assessment Appeals met on Saturday, March 7, 2015 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, James Mitchell and alternate Paul Duarte. The meeting was called to order at 9:00 a.m. by the chairman. The board heard appeals for the October 1, 2014 Grand List and the October 1, 2013 Supplemental Motor Vehicle Grand List.

Property Owner: Wayne Atkins
 Motor Vehicle: 2003 Chevy Cavalier
 Board Decision 3/7/15: Mitchell made a motion to reduce the full value to \$1,500 based upon condition of the vehicle with front and side damage and high mileage. The motion was seconded by Duarte and the motion passed with a unanimous vote.
 MVS2013 Acct#400253 Orig. Assmt: \$2,730 Adj. Assmt: \$1,050
 Mailed Date: 3/9/15

Property Owner: Elizabeth T Berg Trustee
 Property Location: 0 Azalea Drive; PIN 169917110480
 Board Decision 3/7/15: Stevens made a motion for no change in value based on: review of the documents submitted, absence of documentation from developers who have expressed interest in the property, the fact that Deb Jones of the town staff has provided a written opinion that the property is “developable” and that they could certainly get “3 to 4 lots”. The board determines that the current value on the property is appropriate. The motion was seconded by Mitchell. The motion passed with a unanimous vote.
 R2014 Acct#301001 Orig. Assmt: \$85,960
 Mailed date: 3/9/15

Property Owner: Eric C Couture
 Property Location: 160 Shore Ave (City); PIN 168707595437
 Board Decision 3/7/15: Stevens made a motion to reduce the building value from \$1,350,600 to \$1,186,400 for a total appraised value of \$1,555,800 which equates to an assessed value of \$1,089,600 based on: evidence presented, argument submitted and upon recommendation of the assessor’s office to change the value of the house reflecting the year remodeled as 2004 and by changing the building size by modifying the third floor story height to 0.7 story. The motion was seconded by Mitchell, and the motion passed with a unanimous vote.
 R2014 Acct#311249 Orig. Assmt: \$1,204,000 Adj. Assmt: \$1,089,600
 Mailed date: Math Error on Boards Decision – Board Corrected on 3/15/15-Mailed Corrected Notice 3/19/15

Property Owner: Susan & Stephen Simoncini
 Property Location: 0 Allyn St; PIN 261913124610
 Board Decision 3/7/15: 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 Duarte. The motion passed with a unanimous vote.
 R2014 Acct#310285 Orig. Assmt: \$75,950
 Mailed date: 3/9/15

Property Owner: Susan & David Simoncini
 Property Location: 0 Allyn St; PIN 261917124357
 Board Decision 3/7/15: 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 Duarte. The motion passed with a unanimous vote.
 R2014 Acct#310278 Orig. Assmt: \$84,770
 Mailed date: 3/9/15

Property Owner: Stephen & David Simoncini
 Property Location: 25 Whitehall La; PIN 261913122800
 Board Decision 3/7/15: Stevens made a motion to reduce the land value to \$135,400 to account for a correction to the neighborhood factor. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
 R2014 Acct#310283 Orig. Assmt: \$118,510 Adj. Assmt: \$94,780
 Mailed date: Math Error on Boards Decision – Board Corrected on 3/15/15-Mailed Corrected Notice 3/19/15

Property Owner: William Thompson
 Personal Property: DBA Sunrise Home Improvements
 Board Decision 3/7/15: The appellant provided a list of assets and a completed declaration to the board. Stevens made a motion to change the assessment to \$75, the motion was seconded by Mitchell and the motion passed with a unanimous vote.
 PP2014 Acct#298761 Orig. Assmt: \$4,240 Adj. Assmt: \$75
 Mailed Date: 3/9/15

Property Owner: Kirk Bryson
 Property Location: 0 Fishtown Rd; PIN 260807587059
 Board Decision 3/18/15: Based on 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 Duarte. The motion passed with a unanimous vote.
 R2014 Acct#301531 Orig. Assmt: \$105,210
 Mailed date: Decision not signed on 3/18/15, signed 3/25/15, Mailed 3/27/15

Property Owner: Kirk Bryson
Property Location: 0 Fishtown Rd; PIN 260807581166
Board Decision 3/21/15: Stevens made a motion to reduce the assessed value to \$252,210 by reallocating land areas to waste lands and applying a -10% location adjustment. The motion was seconded by Mitchell, and the motion passed with a unanimous vote.
R2014 Acct#301530 Orig. Assmt: \$296,660 Adj. Assmt: \$252,210
Mailed date:

Property Owner: Mark W VanMameren
Personal Property: DBA Mark Vegan Song Works
Board Decision 3/7/15: Stevens made a motion to reduce the assessment to \$574 based on: an accurate description of the business and a submitted personal property declaration. The motion was seconded by Duarte and the motion passed with a unanimous vote.
PP2014 Acct#298811 Orig. Assmt: \$9,930 Adj. Assmt: \$574
Mailed Date: 3/9/15

A motion for adjournment was made by Stevens at 12:44 p.m. and the motion was seconded by Duarte. The motion passed with a unanimous vote.

These minutes were approved as written on March 25, 2015. The motion was made by Stevens, seconded by Parfitt, motion passed with a unanimous vote.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to board