

**Town of Groton
Board of Assessment Appeals
October 1, 2012 Grand List
March 13, 2013 Session Minutes**

The Board of Assessment Appeals met on Wednesday March 13, 2013 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte and Jim Mitchell. 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 Lists and the October 1, 2011 Supplemental Motor Vehicle Grand List.

John Parfitt arrived at the meeting prior to any deliberations or hearings at 3:11 p.m.

Property Owner: Christine Tazzini et al Trustees
Property Location: 44 East Shore Avenue; PIN 260710478070
Board Decision March 13, 2013: The appellant noted that the lot is an odd shape and also noted high traffic on East Shore Avenue. He also noted that the dwelling is a cottage and had not been winterized with a few electric baseboard heating units. The board reviewed values of other nearby similar properties and noted that the subject appears to be valued similarly. The board noted that the appraisal provided had adjustments for the comparable sales which were not persuasive. Mitchell made a motion for no change, was seconded by Parfitt, the motion passed with a unanimous vote.
R2012 Acct# 311001 Orig. Assmt: \$635,460
Mailed date: March 14, 2013

Property Owner: Exit 88 Hotel LLC; Agent Tony Franco
Personal Property: dba Mystic Marriott Hotel & Spa
Board Decision March 28, 2013: Based on the evidence submitted Stevens made a motion to accept the assessed value as stated by the appellant with addition of an amount for supplies. The motion was seconded by Duarte and passed with a unanimous vote.
P2012 Acct#270025 Orig. Assmt: \$2,639,970 Adj. Assmt: \$2,324,838
Mailed Date: April 1, 2013

Property Owner: John & Karen Andreo; Agent Thomas Moriarty
Property Location: 40 Beach Pond Road; PIN 260710353480
Board Decision March 13, 2013: based on review of the dwelling with the home owner and the fact that it is a circa 1920 seasonal cottage that has only been minimally upgraded for seasonal use. Stevens made a motion to reduce the grade of the dwelling from a B- to a C+, Mitchell seconded the motion, motion passed with a unanimous vote.
R2012 Acct# 300384 Orig. Assmt: \$425,390 Adj. Assmt: \$408,870
Mailed date: March 14, 2013

Property Owner: Ann Crotty; Agent Michael Collins

Property Location: 132 North Street, Unit 61

Board Decision March 13, 2013: Mr. Collins noted the purchase price in May 2012 for \$66,555 and that it was purchased from a bank foreclosure sale. The appellant did acknowledge that the purchase price was not necessarily market value considering the prices of other units in the area. The board reviewed the comparable sales which took place during the period of the revaluation and noted the unit which sold for the lowest price was a 1 bedroom unit versus a 2 bedroom unit. Stevens made a motion for no change, seconded by Mitchell, motion passed with a unanimous vote.

R2012 Acct# 302581 Orig. Assmt: \$83,370

Mailed date: March 14, 2013

Property Owner: Shri Jalaram LLC; Agent Peter McLaughlin

Property Location: 425 Bridge Street; PIN 168915627693

Board Decision March 28, 2013: The noted estimate of value by the appellant was \$318,500, however the agent appearing on their estimated a value no greater than \$960,000. Stevens made a motion for no change given that the agent and the owner cannot agree on an estimate of fair market value. The motion was seconded by Duarte and passed with a unanimous vote.

R2012 Acct#310207 Orig. Assmt: \$938,560

Mailed date: April 1, 2013

Board broke for dinner from 6:30 p.m. to 7:15 p.m.

A motion for adjournment made Stevens at 8:24 p.m.; Mitchell seconded; all members voted in agreement.

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