

**Town of Groton
Board of Assessment Appeals
October 1, 2014 Grand List
March 18, 2015 Session Minutes**

The Board of Assessment Appeals met on Wednesday, March 18, 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 2:00 p.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: Mary Boland
Property Location: 5 Peck St; PIN 260710369040
Board Decision 3/25/15: Per General Statutes of Connecticut, Volume 4, Title 12, Chapter 203, Section 12-53a - The pro-ration on the property assessment shall be from the date the certificate of occupancy is issued or the date on which such new construction is first used for the purpose for which same was constructed. Although there was an apparently egregious delay between the date the certificate was issued and the date it was delivered to the assessor's office, the property owner did put the property to use by signing a lease on the property to be rented and therefore had effective use of the property from February of 2013. Stevens made a motion for no change in value and the motion was seconded by Mitchell. The motion passed with a unanimous vote.
R2012 ProRate Acct#313021 Orig. Assmt: \$52,568
Mailed date: 3/27/15

Property Owner: Computer Sciences Corp
Personal Property: DBA CSC Defense Group
Board Decision 3/18/15: Stevens made a motion to accept a new assessment of \$9,665,580 that was negotiated between CSC and the Town of Groton. This agreement was reached by discussion between the appellant and the town in regards to the item categories and depreciated values. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
P2014 Acct#295207 Orig. Assmt: \$10,331,670 Adj. Assmt: \$9,665,580
Mailed Date: 3/19/15

Property Owner: Thomas L Cantone
Property Location: 272 Elm St; PIN 260816841089
Board Decision 3/18/15: State law requires the income and expense form to be filed no later than June 1. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Duarte made a motion for no change and was seconded by Mitchell. The motion passed with a unanimous vote.
R2014 Acct#301774 Orig. Assmt: \$338,030
Mailed date: 3/19/15

Property Owner: BARMAC Construction Inc./McGrath Concrete Company
 Personal Property: DBA McGrath Concrete Co.
 Board Decision 3/25/15: Subsequent to the hearing the appellant submitted evidence that they did not have any equipment located in Groton during the assessment period. Stevens made a motion to reduce their assessment to \$0, the motion was seconded by Mitchell. The motion passed with a unanimous vote.
 P2014 Acct#201150 Orig. Assmt: \$27,640 Adj. Assmt: \$0
 Mailed Date: N/A

Parfitt arrived, Duarte is no longer a voting member of the meeting.

Property Owner: Joseph Merritt & Company
 Personal Property: DBA Joseph Merritt & Company
 Board Decision 3/18/15: Based on submission of evidence showing the correct valuation of the personal property Stevens made a motion to lower the assessment to \$7,115. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
 P2014 Acct#297745 Orig. Assmt: \$11,040 Adj. Assmt: \$7,115
 Mailed Date: 3/19/15

Property Owner: Theodore & Delores Fedus
 Property Location: 65 Atlantic Ave; PIN 260709264413
 Board Decision 3/18/15: Parfitt made a motion for no change and was seconded by Stevens. Mitchell disagreed and the original motion was amended for an added full value of \$6,000 for the installation of 2 ductless air conditioning systems based on testimony of the appellant and the actual value declared on the building permit of \$5,000. The assessment would therefore be \$791,700. The motion was seconded by Stevens and the motion passed with a unanimous vote.
 R2014 Acct#303637 Orig. Assmt: \$792,750 Adj. Assmt: \$791,700
 Mailed date: 3/19/15

Property Owner: Nineteen Thames Street Partnership
 Property Location: 19 Thames St; PIN 168914237226
 Board Decision 3/18/15: Stevens made a motion to reduce the full value to \$1,258,100 based on the testimony submitted by the owner. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
 R2014 Acct#308117 Orig. Assmt: \$1,220,380 Adj. Assmt: \$880,670
 Mailed date: 3/19/15

Property Owner: Nineteen Thames Street
 Property Location: 15 Thames St; PIN 168914237575
 Board Decision 3/18/15: Stevens made a motion to reduce the full value to \$1,343,790 based on testimony provided by the owner. The motion was seconded by Mitchell and the motion passed with a unanimous vote.
 R2014 Acct#308118 Orig. Assmt: \$1,833,300 Adj. Assmt: \$1,343,790
 Mailed date: 3/19/15

Recess from 5:15 p.m. to 6:00 p.m.

Property Owner: WWL Properties LLC
 Property Location: 107 Spicer Ave (City); PIN 168914424935
 Board Decision 3/18/15: Mitchell made a motion for no change after review of evidence and testimony submitted and the fact that the 2014 sale is not indicative of 2011 values as a short sale. The motion was seconded by Parfitt and the motion passed with a unanimous vote.

R2014 Acct#307329 Orig. Assmt: \$221,550

Mailed date: 3/19/15

Stevens stepped out of the meeting and placed Mitchell as chairman for the following appeal.

Property Owner: Adrian & Christine Johnson
 Property Location: 2 Haley Farm La; PIN 260814426733
 Board Decision 3/18/15: Parfitt made a motion to accept the assessed value as recommended by the Town of \$336,140. The motion was seconded by Mitchell and the motion passed with a unanimous vote. Only Parfitt and Mitchell were present for this appeal and decision.

R2014 Acct#305604 Orig. Assmt: \$370,720 Adj. Assmt: \$336,140

Mailed date: 3/19/15

Stevens stepped back into his role as chairman of the board.

Property Owner: Kohls Department Store #470; Agent: Gregory Servodidio
 Personal Property: DBA Kohls
 Board Decision 3/18/15: Stevens made a motion for no change. The motion was seconded by Mitchell and the motion passed with a unanimous vote.

P2014 Acct#270044 Orig. Assmt: \$825,640

Mailed Date: 3/19/15

A motion for adjournment was made by Stevens at 7:20 p.m. and the motion was seconded by Parfitt. 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