

**Town of Groton
Board of Assessment Appeals
October 1, 2013 Grand List
March 19, 2014 Session Minutes**

The Board of Assessment Appeals met on Wednesday, March 19, 2014 at the Groton Town Hall. Members in attendance were Acting Chairman James Mitchell, John Parfitt and alternate Paul Duarte. The meeting was called to order at 3:02 p.m. by James Mitchell. The board will sit for appeals on the October 1, 2013 Grand List and the October 1, 2012 Supplemental Motor Vehicle Grand List.

Property Owner: 15 Springs Street LLC
Property Location: 15 Spring Street; PIN 260708886585
Board Decision March 19, 2014: The board reviewed the information provided by the appellant. Mitchell made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
R2013 Acct#300008 Orig. Assmt: \$457,730
Mailed date: March 20, 2014

Property Owner: Pfizer, Inc.
Property Location: 0 Eastern Point Road; PIN 168815526760
Board Decision March 19, 2014: The appellant is only appealing the value of Building 118. The board notes that the appraised value of all property in the Town of Groton is as of the date of the last revaluation, October 1, 2011. As of that date the building was occupied and in use. Mitchell made a motion to reduce the value to the scrap value of \$6,500,000 as noted by the appellant in the appeal. The motion failed due to lack of a second. Duarte made a motion for no change and was seconded by Parfitt. The motion passed with a unanimous vote.
R2013 Acct#308764 Orig. Assmt: \$321,796,300
Mailed date: March 20, 2014

Property Owner: Pfizer, Inc.
Personal Property: DBA Pfizer, Inc.
Board Decision March 19, 2014: The appellant is appealing the 2011 Manufacturing, Machinery and Equipment Exemptions Claim Kickback. Parfitt made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
P2011 Acct# 226360 Orig. Assmt: \$251,851,092
Mailed Date: March 20, 2014

Property Owner: NT Realty LLC
Property Location: 1073 Buddington Road; PIN 169906370693
Board Decision March 19, 2014: The board made no change based on the lack of legal ability for the board to remove the Income & Expense Penalty and the fact that the Town does not have a local ordinance to allow for the removal of the Income & Expense penalty by the board. Mitchell made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
R2013 Acct#307972 Orig. Assmt: \$902,440
Mailed date: March 20, 2014

Property Owner: Susan Kiernan Simoncini & Stephen F. Simoncini
 Property Location: 0 Allyn Street; PIN 261913124610
 Board Decision March 19, 2014: The board reviewed the information provided by the appellant. Mitchell made a motion to return the values back to 2012 Grand List values prior to approval. Motion failed due to lack of no second. Duarte made a motion to reduce the assessed value of the lot by 50% to \$75,950. The motion was seconded by Parfitt and passed with a unanimous vote.
 R2013 Acct# 310310 Orig. Assmt: \$151,900 Adj. Assmt: \$75,950
 Mailed date: March 20, 2014

Property Owner: Susan Kiernan Simoncini & Stephen F. Simoncini
 Property Location: 0 Allyn Street; PIN 261917124357
 Board Decision March 19, 2014: Duarte made a motion to reduce the assessed value of the lot by 50% to \$84,770. The motion was seconded by Parfitt and passed with a unanimous vote.
 R2013 Acct#310303 Orig. Assmt: \$169,540 Adj. Assmt: \$84,770
 Mailed date: March 20, 2014

Property Owner: MP Shore to Shore LLC
 Property Location: 16 Morgan Point; PIN 260712877470
 Board Decision March 19, 2014: According to the appellant the dwelling was in poor condition and is going to be demolished. To reflect the condition of the home, Parfitt made a motion to adjust the value of the dwelling to \$80,400 (\$56,280 Assessment). The motion was seconded by Duarte. Mitchell made a motion to amend the prior motion to remove the value of the house entirely, motion failed due to lack of a second. Mitchell withdrew the amended motion. Mitchell then restated the motion to reduce the value of the dwelling by half to \$80,400 (\$56,280 Assessment). Motion passed with a unanimous vote.
 R2013 Acct#307755 Orig. Assmt: \$1,458,520 Adj. Assmt.: \$1,402,240
 Mailed date: March 20, 2014

Property Owner: Mystic River Residential Realty, Inc.
 Property Location: 14 Godfrey Street (Mystic); PIN 261918227118
 Board Decision March 19, 2014: The board made no change based on the lack of legal ability to remove the Income & Expense Penalty and the fact that the Town does not have a local ordinance to allow for the removal of the Income & Expense penalty. Mitchell made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
 R2013 Acct# 307865 Orig. Assmt: \$396,970
 Mailed date: March 20, 2014

Property Owner: John V. Strong Jr. Et. Al.
 Property Location: 54 Morgan Point; PIN 260712867977
 Board Decision March 19, 2014: The board reviewed the information and testimony provided by the appellant. Parfitt made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
 R2013 Acct#310808 Orig. Assmt: \$1,015,000
 Mailed date: March 20, 2014

Recess 5:40 p.m. to 6:20 p.m.

Property Owner: Windsor Gold Star LLC
 Property Location: 345 Gold Star Highway; PIN 169909061360
 Board Decision March 19, 2014: The board reviewed the information provided by the appellant and the per unit values of other motels in the area. Parfitt made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
 R2013 Acct#312097 Orig. Assmt: \$547,330
 Mailed date: March 20, 2014

Property Owner: Joseph Garvie
 Property Location: 43 Sharon Road; PIN 260807698351
 Board Decision March 19, 2014: The board reviewed the information and testimony provided from Mr. Garvie. Parfitt made a motion for no change and was seconded by Duarte. The motion passed with a unanimous vote.
 R2013 Acct#304152 Orig. Assmt: \$133,840
 Mailed date: March 20, 2014

Property Owner: Peter Venuti
 Personal Property: DBA Venuti Enterprises, Inc.
 Board Decision March 19, 2014: The appellant is appealing the values of undeclared equipment discovered on-site in July 2013; which was added to the 2010, 2011 and 2012 Grand Lists. Mitchell made a motion to accept the values as presented by the appellant and was seconded by Parfitt. The motion passed with a 2 to 1 vote; Duarte voted no without prejudice due to lack of time to do further research into the value of the items in question.

P2010 Acct#296032	Orig. Assmt: \$335,425	Adj. Assmt.: \$176,606
P2011 Acct#296032	Orig. Assmt: \$335,425	Adj. Assmt.: \$176,606
P2012 Acct#296032	Orig. Assmt: \$335,425	Adj. Assmt.: \$176,606

Mailed Date: March 20, 2014

A motion for adjournment made by Duarte at 8:44 p.m., seconded by Parfitt; the motion passed with a unanimous vote.

These minutes were approved as written on March 26, 2014. The motion was made by Mitchell, seconded by Parfitt, motion passed with a unanimous vote.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to board