

**Town of Groton
Board of Assessment Appeals
October 1, 2011 Grand List
April 3, 2012 Session Minutes**

The Board of Assessment Appeals met on Tuesday, April 3, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte and Jim Mitchell. The meeting was called to order at 12:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: Frederick Berggren
Property Location: 21 Ridge Road; PIN 260710453284
Appeal Date: 3/12/2012 with Mitchell
Board Decision: 4/3/2012 – In the absence of evidence to document the appellants claim that there is no view from the property Mitchell made a motion for no change. The motion was seconded by Stevens and passed unanimously.
R2011 Acct# Orig. Assmt: \$417,130
Mailed date: 4/3/12

Property Owner: Howard & Gwen Hecht, 1 Oxbow Lane, Canton, CT 06019
Property Location: 23 Ridge Rd., PIN 260710453168
Appeal Date: 3/6/2012 with Stevens
Board Decision: 4/3/12 – The board noted that the value of the property as determined by the assessor's office is in-line with valid sales and other nearby properties in Groton Long Point. There was no testimony provided to show an error in valuation of the subject. Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
R2011 Acct# 304932 Orig. Assmt: \$403,620
Mailed date: 4/3/2012

Property Owner: James Nowakowski; 56 Ridgewood Drive
Personal Property: dba Carpentry
Appeal Date: 3/12/12 with Stevens
Board Decision: 4/3/12 - The appellant did not provide a personal property declaration to the board. Stevens made a motion for no change in value and was seconded by Duarte. All members voted in agreement.
P2008 Acct#201405 Orig. Assmt: \$4,070
Mailed Date: 4/3/2012

Property Owner: Maggie McDonough, 44 Westmont St, West Hartford, CT
 Property Location: 1 Pacific St, Pin 260714345084
 Appeal Date: 3/8/2012 with Mitchell
 Board Decision: 4/3/2012 - The appellant stated that the property was built on wetlands and the house is sinking; however no documentation was provided to support their claim. Mitchell made a motion for no change and was seconded by Stevens. The motion passed unanimously.
 R2011 Acct# 307230 Orig. Assmt: \$467,040
 Mailed date: 4/3/2012

Property Owner: Earnest & Barbara Melenson Trustees
 Property Location: 50 Sound Breeze Avenue; PIN 260710356866
 Appeal Date: 3/14/2012 with Stevens
 Board Decision: 4/3/2012 – The owner stated that a hot tub had been removed and that they have a limited view of the marsh. The appellant provided photographic evidence to support their claim. Stevens made a motion to remove the hot tub from the property record and due to the limited view change the land influence factor from +15% to +10%. The motion was seconded by Duarte and passed unanimously.
 R2011 Acct# 307355 Orig. Assmt: \$564,970 Adj. Assmt: \$553,210
 Mailed date: 4/3/2012

Property Owner: Robert & Linda Johnsen
 Property Location: 10 Cove Street, PIN 260714442057
 Appeal Date: 3/8/2012 with Mitchell
 Board Decision: 4/3/2012 – The owner stated that they do not have a finished basement area. The appellant also stated that their home is identical to 12 Cove Street and questioned the difference in assessment. The board reviewed records for both properties and felt that both are properly assessed. Mitchell made a motion to remove the finished basement area based on the photographs submitted. Stevens seconded the motion and it passed unanimously.
 R2011 Acct# 305587 Orig. Assmt: \$506,870 Adj. Assmt: \$497,210
 Mailed date: 4/3/2012

Property Owner: Paul & Jeanne Morosky
 Property Location: 2 Cross St, PIN 260710465262
 Appeal Date: 3/6/2012 with Stevens
 Board Decision: 4/30/2012 – The board reviewed the evidence and testimony of the appellant. The owner stated that they have a limited view and provided photos of their water view taken at ground level. The board noted that it appears there would be a water view present from some living areas of the house and that the revaluation company also noted views from the 2nd and 3rd floor living area based on the entry and sign which was completed in 2000. Stevens made a motion for no change and was seconded by Duarte. The motion passed unanimously.
 R2011 Acct# 307680 Orig. Assmt: \$445,060
 Mailed date: 4/3/2012

Property Owner: AT&T Mobility, LLC; f/k/a Cingular Wireless, LLC; c/o
Property Tax Department; 909 Chestnut Street, Rm 36-m-01; St. Louis,
MO 63101

Personal Property: AT&T Mobility

Appeal Date: 3/12/12 with Stevens

Board Decision: 4/3/12 –

P2011 Acct#200171 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$54,620 Adj. Assmt: \$46,250

P2011 Acct#200166 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$127,160 Adj. Assmt: \$80,120

P2011 Acct#200169 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$54,620 Adj. Assmt: \$47,340

P2011 Acct#200168 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$118,540 Adj. Assmt: \$99,890

P2011 Acct#200172 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$192,410 Adj. Assmt: \$137,590

P2011 Acct#200167 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$82,200 Adj. Assmt: \$73,680

P2011 Acct#200170 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$67,040 Adj. Assmt: \$56,285

P2011 Acct#200165 - Stevens made a motion to accept the recommendation for the new assessment as recommended by the assessor's office. The motion was seconded by Duarte and passed unanimously.

Orig. Assmt: \$75,070 Adj. Assmt: \$60,125

Mailed Date: All mailed 4/3/2012

Property Owner: Nine Riverview Co. Inc., 3409 Cornell Avenue, Dallas, TX 75205
 Rep. Steve Flanagan
 Property Location: 19 Riverview Avenue (Noank)
 Appeal Date: 3/12/2012 with Stevens
 Board Decision: 4/3/2012 – The board noted the conservation & development easement which has been placed over the entire parcel. Stevens made a motion to adjust the land value by -40% to account for the restrictions placed upon the property by the easement in perpetuity. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 308092 Orig. Assmt: \$831,950 Adj. Assmt: \$532,700
 Mailed date: 4/3/2012

Property Owner: Spicers Marina LLC, 93 Marsh Road, Groton
 Rep. William Spicer III
 Property Location: 71 Marsh Road, PIN 260708796371
 73 Marsh Road, PIN 260708795233
 75 Marsh Road, PIN 260707794025
 93 Marsh Road, PIN 260708890857

Appeal Date: 3/17/2012 with Stevens

Board Decision: 4/3/2012

- 71 Marsh Road - Stevens made a motion for no change in value, seconded by Duarte, passed unanimously.
 R2011 Acct#310586 Orig. Assmt: \$698,810
 I&E Penalty: \$69,881
- 73 Marsh Road – Stevens made a motion for no change in value and was seconded by Duarte, passed unanimously.
 R2011 Acct#310588 Orig. Assmt: \$2,149,280
 I&E Penalty: \$214,980
- 75 Marsh Road – Stevens made a motion for change of the number of slips over 40 feet from 160 slips to 151, and was seconded by Duarte and passed unanimously.
 R2011 Acct#310584 Orig. Assmt: \$3,525,830 Adj. Assmt: \$3,391,381
 I&E Penalty: \$352,583 Adj. Penalty: \$339,138
- 93 Marsh Road – Stevens made a motion for no change in value and was seconded by Duarte, all members voted in agreement.
 R2011 Acct#310585 Orig. Assmt: \$902,090
 I&E Penalty: \$90,209

Mailed date: 4/3/2012

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion for adjournment was made Duarte at 3:30 p.m.; seconded by Mitchell; all members voted in agreement.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to Board