

**Town of Groton
Board of Assessment Appeals
October 1, 2008 Grand List
March 6, 2009 Session Minutes**

The Board of Assessment Appeals met on Friday, March 6, 2009 at the Groton Town Hall. The meeting was called to order at 5:00 p.m. by the chairman Charles Stevens. Members in attendance were John Parfitt Jr. and James Mitchell. Maureen Lage was present at 5:00 p.m. as an alternate member, but left at 5:15 p.m. since the board was represented by three regular members. The board heard appeals for the October 1, 2008 Real Estate and Personal Property grand lists, as well as the 2007 Real Estate New Construction prorated bills and 2007 Motor Vehicle Supplemental Grand List.

Property Owner: Andrew Wiglusz, 38 Sachem Rd, Noank, CT
 Property Location: 38 Sachem Rd, Pin # 260707598909
 Board Decision 3/6/09: Mitchell made a motion to override the full market value to \$400,000. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 312040 Orig. Assmt: \$288,650 Adj. Assmt: \$280,000
 Mailed Date: 3/9/09

Property Owner: Joseph & Cindy O'Brien, 918 Noank Ledyard Rd, Mystic
 Supplemental Motor Vehicle: 2008 Destiny Trailer
 Board Decision 3/6/09: Parfitt made a motion to reduce the full value to the \$850 purchase price, based on the bill of sale provided. Jim seconded the motion and it passed unanimously.
 S2007 Acct# 404384 Orig. Assmt: \$6,300 Adj. Assmt: \$595
 Mailed Date: 3/9/09

The board took a dinner recess at 6:25 p.m. The board reconvened at 7:00 p.m.

Property Owner: Timothy Goff, 38 Stanton Lane, Mystic CT
 Property Location: 38 Stanton La, Pin# 261809061299
 Board Decision 3/6/09: Mitchell made a motion to correct the baths as listed from three full baths to 2 full and one half bath, as listed on the current appraisal submitted by the property owner. This changes the full value to \$594,300. John Parfitt seconded the motion, and it passed unanimously.
 R2008 Acct# 300308 Orig. Assmt: \$417,270 Adj. Assmt: \$416,010
 Mailed Date: 3/9/09

Property Owner: Roberta Brown, 268 Godfrey Rd, Mystic CT
 Property Location: 268 Godfrey Rd, Pin # 271013031075
 Board Decision 3/6/09: Mitchell made a motion to change the percentage complete to 90% for the lack of electricity and the concrete apron. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 301406 Orig. Assmt: \$171,780 Adj. Assmt: \$170,030

Mailed Date: 3/9/09

Property Owner: Richard Gobeli, 1198 N. Pleasant Valley Rd, Groton CT

Property Location: 1198 Pleasant Valley Rd North, Pin# 178010461105

Board Decision 3/6/09: Parfitt made a motion for no change to value. The motion failed for lack of a second. Mitchell made a motion to change the living area to reflect an enclosed front porch currently listed as living space. Stevens seconded the motion, and it passed with two votes. Parfitt voted against the motion.

R2008 Acct# 304317 Orig. Assmt: \$130,550 Adj. Assmt: \$130,130

Mailed Date: 3/9/09

A motion for adjournment made by the chair at 9:30 p.m.; Parfitt seconded; all members voted in agreement.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board