

**Town of Groton  
Board of Assessment Appeals  
October 1, 2010 Grand List  
March 29, 2011 Session Minutes**

The Board of Assessment Appeals met on Tuesday, March 29, 2011 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, John Parfitt Jr. and James Mitchell. The meeting was called to order at 5:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2010 Grand Lists and the October 1, 2009 Supplemental Motor Vehicle Grand List.

Property Owner: Michael & Charlene Jones, 257 Shewville Road  
 Property Location: 257 Shewville Road, Parcel Id 271010368346  
 Board Decision 3/29/11: Parfitt made a motion for no change to the assessor's value. Mitchell seconded the motion, which passed with a unanimous yes vote.  
 R2010 Acct# 305716 Orig. Assmt: \$882,420  
 Mailed date: 3/30/11

Property Owner: Martha & Joseph Quaratella, 4 White Farm Lane, Old Lyme  
 Property Location: 17 Pearl Street, Parcel Id 260820903094 0006  
 Board Decision 3/29/11: The chairman made a motion for no change, which was seconded by Parfitt, and passed with all yes votes.  
 R2010 Acct# 309083 Orig. Assmt: \$188,720  
 Mailed date: 3/30/11 10% I&E Pen: \$18,872  
 Net Assmt: \$207,592

Property Owner: Joseph Zeppieri, P O Box 1005, Groton  
 Personal Property: dba Joseph Zeppieri, MD, JD, 317 Long Hill Road  
 Board Decision 3/29/11: Stevens made a motion to change the depreciated value to \$12,900 based on the personal property declaration filed during the hearing. The motion was seconded by Mitchell and passed with unanimous approval.  
 P2010 Acct# 202134 Orig. Assmt: \$11,080 Adj. Assmt: \$9,032  
 Mailed Date: 3/30/11 25% Penalty: \$ 2,770 25% Penalty: \$2,258  
 Net Assmt: \$13,850 Net Assmt: \$11,290

Property Owner: Michael Wilder, 8 Forest Ave, Mystic  
 Personal Property: dba Speedy Printing  
 Board Decision 3/2/11: The chairman made a motion to adjust the depreciated value of assets to \$3,160 based on the list of assets provided. Mitchell seconded the motion and all the members supported it.  
 P2010 Acct# 201818 Orig. Assmt: \$11,970 Adj. Assmt: \$2,210  
 Mailed Date: 3/30/11 25% Penalty: \$ 2,990 25% Penalty: \$ 550  
 Net Assmt: \$14,960 Net Assmt: \$2,760

Property Owner: Cynthia Santacroce, 45 Ortega Drive, Oakdale

Personal Property: dba Pet Grooming, 107 Bridge Street

Board Decision 3/29/11: The chair made a motion to change the net depreciated value to \$6,190 based on the declaration filed during the hearing. Mitchell seconded the motion and it passed as all the members supported it.

P2010 Acct# 201711	Orig. Assmt: \$20,380	Adj. Assmt: \$4,333
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Mailed Date: 3/30/11	<u>25% Penalty: \$ 5,100</u>	<u>25% Penalty:\$1,082</u>
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	Net Assmt: \$ 25,480	Net Assmt: \$5,415
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Property Owner: Carl Reidemeister, 40 Plaza Court

Personal Property: dba Jackson-Hewitt Tax Service, 40 Plaza Court

Board Decision 3/29/11: A motion was made by Stevens to remove the value for the leasehold improvements, category #24 on the personal property declaration, as it represents the improvements to the owner's home office in Lyme, CT. The motion was seconded by Mitchell and passed by a unanimous vote from all three members.

P2007 Acct#	Audit Assmt: \$17,620	Adj. Assmt: \$10,480
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P2008 Acct#	Audit Assmt: \$17,950	Adj. Assmt: \$10,808
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P2009 Acct#	Audit Assmt: \$18,280	Adj. Assmt: \$11,135
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Mailed Date: 3/30/11

On another issue, Brian Tewksbury of Federal Management Co. Inc. has emailed the assessor's staff asking if additional information could be passed on to the board regarding the appeal heard on March 11, 2011 for the property owned by Groton Development Associates, located at 600 Meridian Street. The chairman made a motion to reopen the appeal. The motion failed due the lack of a second to the motion.

The members reviewed, revised and accepted the minutes from March 10<sup>th</sup>, March 11<sup>th</sup>, March 26<sup>th</sup> and March 28<sup>th</sup> 2011 meetings.

The members reviewed, revised and accepted the minutes from this meeting.

A motion for adjournment was made by the chair at 8:30 p.m. The motion was seconded by Parfitt and approved by all the members.

Respectfully submitted,

Mary Gardner

Asst. Assessor

Clerk to board