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**Town of Groton  
Board of Assessment Appeals  
October 1, 2016 Grand List  
March 28, 2017 Session Minutes**

The Board of Assessment Appeals met on Monday, March 28, 2017 at the Groton Town Hall. The meeting was called to order at 3:00 p.m. by the chairman. Charles Stevens and James Mitchell were present. The board deliberated on appeals heard for the October 1, 2016 Grand List and the October 1, 2015 Supplemental Motor Vehicle Grand List.

Property Owner: Groton Assoc Of Conn LP  
Property Location: 1145 Poquonnock Rd PIN: 169810379229  
Appeal Date: 3/16/2017 with Mitchell & Atkinson  
Board Decision 3/28/17: Mitchell made a motion for no change, Stevens seconded the motion and it passed unanimously.  
R2016 Acct#304647 Orig. Assmt: \$9,992,990  
Mailed Date: 3/29/17

Property Owner: Khalid Properties LLC  
Property Location: 551 Route 12 PIN: 168907582713  
Appeal Date: 3/16/2017 with Stevens  
Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
R2016 Acct#305952 Orig. Assmt: \$480,410  
Mailed Date: 3/29/2017

Property Owner: APM Hospitality  
Property Location: 580 Poquonnock Rd PIN: 168812966210  
Appeal Date: 3/16/2017 with Stevens  
Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
R2016 Acct#300459 Orig. Assmt: \$898,128  
Mailed Date: 3/29/2017

Property Owner: Satpurush Hospitality LLC  
Property Location: 135 Gold Star Hwy PIN: 168912851255  
Appeal Date: 3/16/2017 with Stevens  
Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
R2016 Acct#309777 Orig. Assmt: \$1,415,260  
Mailed Date: 3/29/2017

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TOWN CLERK GROTON, CONN

Property Owner: Wells Stanley T & Nancy M, Trustees  
 Property Location: 166 Pearl St PIN: 260708875919  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#311798 Orig. Assmt: \$1,932,980  
 Mailed Date: 3/29/2017

Property Owner: AAGNA Hospitality LLC  
 Property Location: 99 Gold Star Hwy PIN: 168916748863  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
 R2016 Acct#300118 Orig. Assmt: \$3,013,570  
 Mailed Date: 3/29/2017

Property Owner: Girard Motors Inc  
 Property Location: 425 Gold Star Hwy PIN: 169909069576  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change. Mitchell seconded the motion. The motion passed unanimously.  
 R2016 Acct#304341 Orig. Assmt: \$1,579,900  
 Mailed Date: 3/29/2017

Property Owner: Windsor Plaza Inc  
 Property Location: 340 Gold Star Hwy PIN: 168912968853  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
 R2016 Acct#312065 Orig. Assmt: \$1,403,430  
 Mailed Date: 3/29/17

Property Owner: Bedonia LLC  
 Property Location: 565 Route 12 PIN: 168907590091  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded. The motion passed unanimously.  
 R2016 Acct#300884 Orig. Assmt: \$1,874,250  
 Mailed Date: 3/29/2017

Property Owner: Antonino Leo  
 Property Location: 421 Route 12 PIN: 168907574786  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#300441 Orig. Assmt: \$1,267,700  
 Mailed Date: 3/29/2017

Property Owner: Shri Jalaram LLC  
 Property Location: 425 Bridge St PIN: 168915627693  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded.  
 The motion passed unanimously.  
 R2016 Acct#310202 Orig. Assmt: \$1,110,254  
 Mailed Date: 3/29/2017

Property Owner: Connecticut Motel Developers Inc  
 Property Location: 173 Route 12 PIN: 168911655240 S001  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded  
 the motion. The motion passed unanimously.  
 R2016 Acct#302389 Orig. Assmt: \$2,049,817  
 Mailed Date: 3/29/2017

Property Owner: MISHA LLC  
 Property Location: 345 Gold Star Hwy PIN: 168912969224  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded.  
 The motion passed unanimously.  
 R2016 Acct#307521 Orig. Assmt: \$1,057,630  
 Mailed Date: 3/29/2017

Property Owner: Nineteen Thamse Street Partnership  
 Property Location: 19 Thames St PIN: 168914237226  
 Appeal Date: 3/16/2017 with Stevens  
 Board Decision 3/28/17: Stevens made a motion for no change and Mitchell seconded.  
 The motion passed unanimously.  
 R2016 Acct#308118 Orig. Assmt: \$787,080  
 Mailed Date: 3/29/2017

Property Owner: Fieldside Apartments LLC  
 Property Location: 99 Grove Ave (City) PIN: 168914444994  
 Appeal Date: 3/20/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Review of the evidence and testimony is that the property is  
 fairly assessed. Mitchell made a motion for no change, seconded by Stevens. The motion  
 passed unanimously.  
 R2016 Acct#303702 Orig. Assmt: \$3,262,980  
 Mailed Date: 3/29/2017

Property Owner: Bates Paul  
 Property Location: 43 Church St PIN: 260820904930  
 Appeal Date: 3/15/2017 with Stevens & Atkinson  
 Board Decision 3/28/17 Based upon the evidence and testimony submitted by the property owner, the grade of the structure was changed from C+ to C, reducing the assessed value of the dwelling to \$84,840 and a total assessed value of \$250,790. A motion was made by Stevens, seconded by Mitchell and it passed unanimously.  
 R2016Acct#300812 Orig. Assmt: \$257,950 Adj. Assmt: \$250,790  
 Mailed date: 3/29/2017

Property Owner: Campbell David & Judith  
 Property Location: 26 Cove St PIN: 260708893162  
 Appeal Date: 3/15/2017 with Mitchell  
 Board Decision 3/28/17: Based upon the information submitted, Mitchell made a motion to change the excess land frontage from 222 feet to 190 feet reducing the land assessment to \$849,240 for a new total assessment of \$928,060. Stevens seconded the motion and it passed unanimously.  
 R2016 Acct#301761 Orig. Assmt: \$1,012,060 Adj. Assmt: \$928,060  
 Mailed Date: 3/29/2017

Property Owner: Duhig Niall  
 Property Location: 757 River Rd PIN: 261907592437  
 Appeal Date: 3/15/2017 with Mitchell  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted and after a consultation with the Assessor, the data on the property card was perfected. These changes reduced the dwelling assessment to \$194,390 and a new total assessed value of \$434,980. Stevens made a motion to change the assessment to reflect these changes. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#303256 Orig. Assmt: \$535,150 Adj. Assmt: \$434,980  
 Mailed Date: 3/29/2017

Property Owner: Leary Catherine D  
 Property Location: 20 Morgan Pt PIN: 260712877311  
 Appeal Date: 3/15/2017 with Mitchell  
 Board Decision 3/28/17: Based upon a review of the applicable land values in the neighborhood, Stevens made a motion to apply a -20% factor to both waterfront and linear foot land valuations. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#306378 Orig. Assmt: \$1,179,220 Adj. Assmt: \$1,118,390  
 Mailed Date: 3/29/17

Property Owner: Sunrise Properties of Stonington  
 Property Location: 331 Poquonnock Rd PIN: 168812766895  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted by the taxpayer, Mitchell made a motion to reduce the land with a 20% influence factor resulting in an assessment of \$208,600.  
 R2016 Acct#310848 Orig. Assmt:\$252,700 Adj. Assmt: \$208,600  
 Mailed Date: 3/29/2017

Property Owner: Sunrise Properties of Stonington  
 Property Location: Rainville Ave PIN: 168812766642  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted by the property owner, Stevens made a motion to reduce the land valuation with a 50% influence factor resulting in an assessment of \$24,220. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#310847 Orig. Assmt: \$42,770 Adj. Assmt: 24,220  
 Mailed Date: 3/29/2017

Property Owner: Hulsizer Philip N & Mary  
 Property Location: 0 Shennecossett Rd PIN: 168708982175  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the evidence and testimony the Board feels that the property is properly assessed. Mitchell made a motion for no change, Stevens seconded and it passed unanimously.  
 R2016 Acct#305359 Orig. Assmt: \$493,710  
 Mailed Date: 3/29/2017

Property Owner: Northfield Commons Inc  
 Property Location: 128 North St (City) PIN: 168919524039 000C  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the expiration of the development rights, Mitchell made a motion to reduce the valuation to zero. Stevens seconded the motion, and it passed unanimously.  
 R2016 Acct#308166 Orig. Assmt: \$291,550 Adj. Assmt: 0  
 Mailed Date: 3/29/2017

Let the minutes reflect that John Parfitt joined the deliberations at 4:30pm.  
 Let the minutes reflect that Randy Atkinson joined the deliberations at 4:35pm.

Property Owner: 317 LHR LLC  
 Property Location: 317 Long Hill Rd PIN: 168920816936  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted and after a consultation with the Assessor, Stevens made a motion to reduce the building assessed value to \$105,980, and a new total assessment of \$197,680. Mitchell seconded and it passed unanimously.  
 R2016 Acct#300040 Orig. Assmt: \$212,800 Adj. Assmt: \$197,680  
 Mailed Date: 3/29/2017

Property Owner: 565 LHR LLC  
 Property Location: 565 Long Hill Rd PIN: 168808997620  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Stevens made a motion for no change, Parfitt seconded the motion and it passed unanimously.  
 R2016 Acct#300101 Orig. Assmt: \$1,080,660  
 Mailed Date: 3/29/2017

Property Owner: 244 Route 12 LLC  
 Property Location: 244 Route 12 PIN: 168911655997  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted and after a consultation with the Assessor, Mitchell made a motion to reduce the building assessed value to \$22,400, and a new total assessment of \$102,550. Parfitt seconded and it passed unanimously.  
 R2016 Acct#300034 Orig. Assmt: \$112,000 Adj. Assmt: \$102,550  
 Mailed Date: 3/29/2017

Property Owner: Meridian St Ext LLC  
 Property Location: 0 Meridian St Ext PIN: 168808996377  
 Appeal Date: 3/15/2017 with Mitchell & Parfitt  
 Board Decision 3/28/17: Motion made by Parfitt for no change. Stevens seconded the motion and it passed unanimously.  
 R2016 Acct#307367 Orig. Assmt: \$142,310  
 Mailed Date: 3/29/2017

Property Owner: Groton Estates LLC  
 Property Location: 320 Shennecossett Rd PIN: 168816831681  
 Appeal Date: 3/25/17 with Mitchell  
 Board Decision 3/28/2017: Based upon the information provided to the Assessor by the property owner, Stevens made a motion to reduce the assessments to the agreed upon numbers. Parfitt seconded the motion and it passed unanimously.  
 R2016 Acct#304650 Orig. Assmt: \$4,851,420 Adj. Assmt: \$4,184,320  
 Mailed Date: 3/29/2017

Property Owner: Groton Estates LLC  
 Property Location: 320 Shennecossett Rd PIN: 168816839578  
 Appeal Date: 3/25/17 with Mitchell  
 Board Decision 3/28/2017: Based upon the information provided to the Assessor by the property owner, Stevens made a motion to reduce the assessments to the agreed upon numbers. Parfitt seconded the motion and it passed unanimously.  
 R2016 Acct#304651 Orig. Assmt: \$4,800,460 Adj. Assmt: \$4,140,430  
 Mailed Date: 3/29/2017

Property Owner: Groton Estates LLC  
 Property Location: 320 Shennecossett Rd PIN: 168815734516  
 Appeal Date: 3/25/17 with Mitchell  
 Board Decision 3/28/2017: Based upon the information provided to the Assessor by the property owner, Stevens made a motion to reduce the assessments to the agreed upon numbers. Parfitt seconded the motion and it passed unanimously.  
 R2016 Acct#304649 Orig. Assmt: \$4,800,460 Adj. Assmt: \$4,140,430  
 Mailed Date: 3/29/2017

Property Owner: Braffith Samuel  
 Property Location: 171 Indian Field Rd PIN: 169808890379  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon the information submitted by the property owner  
 Atkinson made a motion for no change, seconded by Stevens and it passed unanimously.  
 R2016 Acct#301336 Orig. Assmt: \$95,550  
 Mailed Date: 3/29/2017

Property Owner: Bach Jill  
 Property Location: 194 South Shore Rd PIN: 260714336999  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: The property is currently listed on the market at \$1,595,000. The  
 homeowner presented no evidence that it was inappropriately valued by the town.  
 Mitchell made a motion for no change, Atkinson seconded and the motion passed  
 unanimously.  
 R2016 Acct#300624 Orig. Assmt: \$931,140  
 Mailed Date: 3/29/2017

Property Owner: 217 Thames Inc  
 Property Location: 227 Thames St PIN: 168918217423  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: No evidence was provided to substantiate the requested lower  
 value. Mitchell made a motion for no change, Atkinson seconded the motion and it  
 passed unanimously.  
 R2016 Acct#300028 Orig. Assmt: \$351,680  
 Mailed Date: 3/29/2017

Property Owner: 213 Thames Inc  
 Property Location: 213 Thames St PIN: 168918217466  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: No evidence was provided to substantiate the requested lower  
 value. Mitchell made a motion for no change, Atkinson seconded the motion and it  
 passed unanimously.  
 R2016 Acct#300025 Orig. Assmt: \$239,750  
 Mailed Date: 3/29/2017

Property Owner: Thames Funding Inc  
 Property Location: 193 Thames St PIN: 168918217508  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: No evidence was provided to substantiate the requested lower  
 value. Mitchell made a motion for no change, Atkinson seconded the motion and it  
 passed unanimously.  
 R2016 Acct#311014 Orig. Assmt: \$1,516,270  
 Mailed Date: 3/29/2017

Property Owner: Nautilus Funding Inc  
 Property Location: 208 Thames St PIN: 168918219501  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: No evidence was provided to substantiate the requested lower value. Mitchell made a motion for no change, Atkinson seconded the motion and it passed unanimously.  
 R2016 Acct#307997 Orig. Assmt: \$196,070  
 Mailed Date: 3/29/2017

Property Owner: BFNT LLC  
 Property Location: 35 Spring St PIN: 260708884450  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted, the board was not convinced that there was a misjudgment on the valuation therefore Mitchell made a motion for no change, seconded by Atkinson. The motion passed unanimously.  
 R2016 Acct#301061 Orig. Assmt: \$1,077,440  
 Mailed Date: 3/29/2017

Property Owner: Marsan Janice King & Gerard S Trustees  
 Property Location: 116 East Shore Ave PIN: 260714448809  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: After reviewing the evidence and testimony, Mitchell made a motion for no change. Atkinson seconded the motion and it passed unanimously.  
 R2016 Acct#307001 Orig. Assmt: \$545,440  
 Mailed Date: 3/29/2017

Property Owner: Norris Rich J & Susan G  
 Property Location: 224 West Shore Ave PIN: 260714332947  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: After a review of nearby properties the Board found the properties on either side of the subject property have view factors of 15% and 25% and felt that the view factor on this property was adequate. Mitchell made a motion for no change, Atkinson seconded and the motion passed unanimously.  
 R2016 Acct#308160 Orig. Assmt: \$354,060  
 Mailed Date: 3/29/2017

Property Owner: Archland Property I LLC  
 Property Location: 561 Long Hill Rd PIN: 168808996705  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon the mutual agreement reached between the property owner and the Assessor, Stevens made a motion to accept the numbers agreed upon. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#300482 Orig. Assmt: \$1,651,650  
 Mailed Date: 3/29/2017



Property Owner: 3GJD LLC et al  
 Property Location: 915 Poquonnock Rd PIN: 169809271391 0005  
 Appeal Date: 3/20/2016 with Mitchell & Parfitt  
 Board Decision 3/28/2017: Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.  
 R2016Acct#300064 Orig. Assmt: \$2,944,620  
 Mailed Date: 3/29/2017

Property Owner: Amaral Properties RI LLC  
 Property Location: 314 Route 12 PIN: 168911663519  
 Appeal Date: 3/20/2017 with Mitchell  
 Board Decision 3/28/17: Based upon a review of the numbers by the Assessor, Mitchell made a motion to reduce the assessment to \$391,790. Stevens seconded the motion and it passed unanimously.  
 R2016 Acct#300344 Orig. Assmt: \$546,940 Adj. Assmt: \$391,790  
 Mailed Date: 3/29/2017

Property Owner: Noank Shipyard LLC  
 Property Location: 145 Pearl St PIN: 26070888018  
 Appeal Date: 3/25/17 with Mitchell  
 Board Decision: Based upon a perfection of the property card by the Assessor a motion was made by Mitchell and seconded by Atkinson to reduce the assessment to \$3,552,990  
 R2016 Acct#308134 Orig. Assmt: \$3,623,480 Adj. Assmt: \$3,552,990  
 Mailed Date: 3/29/2017

Property Owner: Carrigan Patricia H  
 Property Location: 24 Shore Ave PIN: 168819500345  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon the evidence and testimony submitted by the property owner and the marketing difficulties with old, high maintenance houses, Mitchell made a motion to apply a 10% economic adjustment to the dwelling. Atkinson seconded the motion and it passed unanimously.  
 R2016 Acct#301878 Orig. Assmt: \$462,910 Adj. Assmt: \$435,540  
 Mailed Date: 3/29/2017

The board took a recess at 6:45pm. The board wentback into session at 7:04pm.

Property Owner: Parris H Clifford III (DECD) & Prudence M Trustees  
 Property Location: 106 East Shore Ave PIN: 260710457522  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Looking at the land values for abutting property owners, the Board felt the land valuation for this property was fair and there was no evidence submitted that the dwelling value was inaccurate. Atkinson made a motion for no change and Mitchell seconded. The motion passed unanimously.  
 R2016 Acct#308510 Orig. Assmt: \$710,710  
 Mailed Date: 3/29/2017

Property Owner: Murnane Edward James & Keturah Moriah  
 Property Location: 30 Rogers Rd PIN: 270018401400  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon a review of the property and neighboring property owners, Atkinson made a motion for no change. Mitchell seconded the motion and the motion passed unanimously.  
 R2016 Acct#307781 Orig. Assmt: \$361,830  
 Mailed Date: 3/29/2017

Property Owner: Morrissette Stephen P & Donna L  
 Property Location: 166 Cedar Rd PIN: 261813044457  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon a review of the evidence and the testimony submitted and the fact that current asking price is within proximity of the Town's appraised value, Atkinson makes a motion for no change. Mitchell seconded the motion and it passed unanimously.  
 R2016 Acct#307700 Orig. Assmt: \$554,260  
 Mailed Date: 3/29/2016

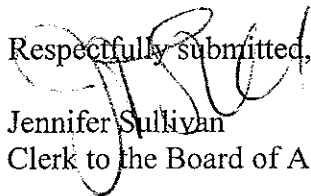
Property Owner: Morrissette Stephen P & Donna L  
 Property Location: 160 Cedar Rd PIN: 261813043509  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: After review of the evidence and testimony submitted Mitchell made a motion for no change. Atkinson seconded the motion and it passed unanimously.  
 R2016 Acct#307699 Orig. Assmt: \$98,980  
 Mailed Date: 3/29/2016

Property Owner: Kugler Sharon M K & Isabella Duane A  
 Property Location: 45 Bayberry La PIN: 168708988485  
 Appeal Date: 3/16/2017 with Mitchell & Atkinson  
 Board Decision 3/28/17: Based upon the fact that the property is wet and marshy, Atkinson made a motion to reduce the lineal foot valuation with a 25% factor. Stevens seconded the motion and it passed unanimously.  
 R2016 Acct#306165 Orig. Assmt: \$382,410 Adj. Assmt: \$354,340  
 Mailed Date: 3/29/2016

A motion for adjournment was made by the Chairman at 7:55 p.m. and the motion was seconded by Parfitt. The motion passed with a unanimous vote.

These minutes were approved as written on March 29, 2017. The motion was made by Atkinson, seconded by Stevens, motion passed with a unanimous vote.

Respectfully submitted,

  
 Jennifer Sullivan  
 Clerk to the Board of Assessment Appeals