

Town of Groton
Board of Assessment Appeals
October 1, 2016 Grand List
March 29, 2017 Session Minutes

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TOWN OF GROTON, CONNECTICUT

The Board of Assessment Appeals met on Wednesday, March 29, 2017 at the Groton Town Hall. The meeting was called to order at 3:00 p.m. by the chairman, Charles Stevens, James Mitchell, John Parfitt and Randy Atkinson were present. The board deliberated on appeals for the October 1, 2016 Grand List and the October 1, 2016 Supplemental Motor Vehicle Grand List.

Property Owner: Aiezza John & Christine
Property Location: 243 Brook St PIN: 260819511892
Appeal Date: 3/20/2017 with Mitchell
Board Decision 3/29/17: Based upon the evidence submitted, Mitchell made a motion to adjust the land valuation to \$586,500. Parfitt seconded the motion and it passed unanimously.
R2016 Acct#300247 Orig. Assmt: \$799,260 Adj. Assmt: \$776,720
Mailed Date: 3/30/2017

Property Owner: Waitkus David
Property Location: 388 Yetter Rd PIN: 270015722588
Appeal Date: 3/20/2017 with Mitchell
Board Decision 3/29/17: Given that the subject property has already been discounted -75% due to location adjacent to the gravel pit, and due to the abutting property selling for a higher value, the Board feels that the property is validly assessed. Mitchell made a motion for no change, Stevens seconded the motion and it passed unanimously.
R2016 Acct#311551 Orig. Assmt: \$129,010
Mailed Date: 3/30/2017

Property Owner: Connor Carol
Property Location: 12 Spring St PIN: 260708888616
Appeal Date: 3/20/2017 with Mitchell
Board Decision 3/29/17: Based upon the evidence and testimony submitted by the property owner, Mitchell made a motion to apply a -10% adjustment factor to the land. Stevens seconded the motion and it passed unanimously.
R2016 Acct#302408 Orig. Assmt: \$968,590 Adj. Assmt: \$938,560
Mailed Date: 3/30/2017

Property Owner: Francis Michael G & Marilyn R
Property Location: 40 Bass Dr PIN: 260706390040
Appeal Date: 3/20/2017 with Mitchell & Parfitt
Board Decision 3/29/17: Parfitt made a motion for no change, Mitchell seconded the motion and it passed unanimously.
R2016 Acct#303948 Orig. Assmt: \$300,230
Mailed Date: 3/30/2017

Property Owner: Glas Norman
 Property Location: 132 Cedar Rd
 Appeal Date: 3/20/2017 with Mitchell & Partitt
 Board Decision 3/29/17: After a review of the evidence and testimony by the property owner the board found there was already a -10% influence factor due to the property being in the flood zone and an additional -25% due to location, and another additional -25% on the lineal valuation. The board felt these were reasonable and appropriate. Partitt made the motion, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#304357 Orig. Assmt: \$844,620
 Mailed Date: 3/30/2017

Property Owner: Eapen Gill & Rose
 Property Location: 94 Anchorage Cir
 Appeal Date: 3/20/2016 with Mitchell & Partitt
 Board Decision 3/29/2017: Based upon a review of the evidence and testimony and comparable properties, and after a review with the Assessor, Partitt made a motion to remove the lineal feet valuation and 10% adjustment factor. Stevens seconded and it passed unanimously.
 R2016 Acct#303324 Orig. Assmt: \$470,610 Adj. Assmt: \$402,360
 Mailed Date: 3/30/2017

Property Owner: Foley Alice
 Property Location: 7 Park Pl
 Appeal Date: 3/20/2017 with Mitchell & Partitt
 Board Decision 3/29/17: Based upon the fact that the subject property is not waterfront and is set back from the water, the board felt a -15% land adjustment was more warranted. Mitchell made the motion, Stevens seconded and it passed unanimously.
 R2016 Acct#303815 Orig. Assmt: \$444,220 Adj. Assmt: \$410,480
 Mailed Date: 3/30/2017

Property Owner: Kasil Kenneth C & Zarba Rosemary
 Property Location: 20 Godfrey St
 Appeal Date: 3/20/2017 with Mitchell
 Board Decision 3/29/17: Based upon the evidence and testimony submitted and the large commercial facility being built next door, Mitchell made a motion to change the location factor from -10 to -25% for a new land assessed value of \$90,300 and a total new assessment of \$232,540.
 R2016 Acct#305813 Orig. Assmt: \$250,600 Adj. Assmt: \$232,540
 Mailed Date: 3/30/2017

Property Owner: Finkelstein Gerald P & Susan L
 Property Location: 57 Somerset Dr PIN: 260808787866
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/29/17: Based upon a review of the evidence and testimony submitted the Board is very sympathetic to the taxpayer's circumstances . The board recognizes this may be a temporary problem and encourages the Assessor's Office to monitor the circumstances. Parfitt made a motion to apply a negative 10% adjustment to the land, Mitchell seconded and the motion passes unanimously.
 R2016 Acct#303724 Orig. Assmt: \$193,130 Adj. Assmt: \$187,600
 Mailed Date: 3/30/2017

Property Owner: Miller Garold C & Weinstein Nathan
 Property Location: 2 Boardwalk PIN: 260714342503
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/29/17: Mitchell made a motion for no change based on the evidence and testimony submitted by the property owner to not be persuasive. Parfitt seconded the motion and it passed unanimously.
 R2016 Acct#307453 Orig. Assmt: \$664,370
 Mailed Date: 3/30/2017

Property Owner: Ljubicic Klaudiya
 Property Location: River Rd PIN: 261907594201
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/29/17: Based upon a review of the evidence and testimony Stevens made a motion to reduce the assessment to \$4,200. Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#306587 Orig. Assmt: \$7,350 Adj. Assmt: \$4,200
 Mailed Date: 3/30/2017

The board went into recess at 5:16pm.
 The board went back into session at 5:39pm.

Property Owner: Cherkasov Igor & Shagalova Yergeniya
 Property Location: 50 Miner St PIN: 168918407900
 Appeal Date: 3/25/17 with Mitchell
 Board Decision 3/29/2017: Review of the property card indicated that the house is properly configured on the Assessor's records and the ECHO value is correct. Mitchell made a motion for no change, Stevens seconded the motion. It passed unanimously.
 R2016 Acct#302116 Orig. Assmt: \$92,320
 Mailed Date: 3/30/2017

Property Owner: Hutchinson Malcolm & Laura
 Property Location: 65 Pine Island Rd
 Appeal Date: 3/25/17 with Stevens, Mitchell & Partitt
 Board Decision 3/29/2017: After review of the evidence and testimony submitted by the homeowner, the board recognizes the impact of the flooding and access to the property and the nearby boat launch and pumping station noise. Partitt makes a motion to change the land value influence factor from -30% to -40%. Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#305412
 Orig. Assmt: \$350,140
 Adj. Assmt: \$342,160
 Mailed Date: 3/30/2017

Property Owner: Cosden Edward D Jr & Theresa A
 Property Location: 26 Chesbro Ave
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: After reviewing the evidence and testimony submitted by the homeowner's representative, the Board was not persuaded that any adjustment to the current value was warranted. Stevens made a motion for no change, Atkinson seconded and the motion passed unanimously.
 R2016Acct#302517
 Orig. Assmt: \$1,235,080
 Mailed Date: 3/30/2017

Property Owner: 328 Venetian Harbor LLC
 Property Location: 328 West Shore Ave
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Based upon the testimony and evidence submitted and a review of the property record card, it appears that the property characteristics are correct. Stevens made a motion for no change and Atkinson seconded and it passed unanimously.
 R2016Acct#300176
 Orig. Assmt: \$550,200
 Mailed date: 3/30/2017

Property Owner: Difrancesca, Donald J Trustee
 Property Location: 16 Boardwalk
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Stevens made a motion that since the base price before the revaluation was a lower value based on a stipulated judgment, it is not unusual that the value reduction was less than the neighbors. Nothing in the evidence or testimony presented was sufficient to overturn the Town's value. Stevens made a motion for no change and Atkinson seconded. The motion passed unanimously.
 R2016Acct#303024
 Orig. Assmt: \$1,268,820
 Mailed date: 3/30/2017

Property Owner: Difrancesca, Donald J Trustee
 Property Location: 16 Boardwalk
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Stevens made a motion that since the base price before the revaluation was a lower value based on a stipulated judgment, it is not unusual that the value reduction was less than the neighbors. Nothing in the evidence or testimony presented was sufficient to overturn the Town's value. Stevens made a motion for no change and Atkinson seconded. The motion passed unanimously.
 R2016Acct#303024
 Orig. Assmt: \$1,268,820
 Mailed date: 3/30/2017

Property Owner: Hutchinson Malcolm & Laura
 Property Location: 65 Pine Island Rd
 Appeal Date: 3/25/17 with Stevens, Mitchell & Partitt
 Board Decision 3/29/2017: After review of the evidence and testimony submitted by the homeowner, the board recognizes the impact of the flooding and access to the property and the nearby boat launch and pumping station noise. Partitt makes a motion to change the land value influence factor from -30% to -40%. Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#305412
 Orig. Assmt: \$350,140
 Adj. Assmt: \$342,160
 Mailed Date: 3/30/2017

Property Owner: Cosden Edward D Jr & Theresa A
 Property Location: 26 Chesbro Ave
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: After reviewing the evidence and testimony submitted by the homeowner's representative, the Board was not persuaded that any adjustment to the current value was warranted. Stevens made a motion for no change, Atkinson seconded and the motion passed unanimously.
 R2016Acct#302517
 Orig. Assmt: \$1,235,080
 Mailed Date: 3/30/2017

Property Owner: Arms Richard & Susan
 Property Location: 1206 River Rd PIN: 271015634356
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Nothing in the testimony or evidence submitted proved that the property has been wrongly assessed. Stevens made a motion for no change and Parfitt seconded the motion. It passed unanimously.
 R2016 Acct#300499 Orig. Assmt: \$717,780
 Mailed Date: 3/30/2017

Property Owner: Adams Frank & Margaret
 Property Location: 30 Circle Ave PIN: 168818408711
 Appeal Date; 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: After a review of the evidence and testimony and appraisal, Stevens made a motion for no change. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#300183 Orig. Assmt: \$1,005,130
 Mailed Date: 3/30/2017

Property Owner: Ward Gilbert
 Property Location: 8A Godfrey St PIN: 261918227296
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/28/2017: Based upon the proximity of the home to the abutting commercial property and to maintain equity with the other neighboring property, Stevens made a motion to increase the negative land influence factor from -10% to -25%. Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#311649 Orig. Assmt: \$257,950 Adj. Assmt:\$246,470
 Mailed Date: 3/30/2017

Property Owner: Avery Bruce
 Property Location: 273 Elm St PIN: 260816749086
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Recognizing the problems with the topography on the land, the Board felt a -10% topography factor on the land would be reasonable. Stevens made the motion, Mitchell seconded it and it passed unanimously.
 R2016 Acct#300582 Orig. Assmt: \$172,760 Adj. Assmt: \$163,170
 Mailed Date: 3/30/2017

Property Owner: Bacon Peter
 Property Location: 16 Latham Lane PIN: 261817002408
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: After review of the written submission of the homeowner and a review of the nearby properties, the board was unconvinced that the home is valued improperly. Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#300631 Orig. Assmt: \$1,684,200
 Mailed Date: 3/30/2017

Property Owner: Baker Glenn S & Susan C
 Property Location: 45 Rhonda Dr
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: After a review of the written submission and the property card and a drive by of the property, Stevens made a motion for no change. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#300650 Orig. Assmt: \$238,000
 Mailed Date: 3/30/2017

Property Owner: Balsara Chetankumar & Krishna
 Property Location: 27 Crosswinds Dr
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Board reviewed the evidence and testimony submitted by the homeowner and feels the Town's assessment is accurate. Stevens made a motion for no change, Atkinson seconded and it passed unanimously.
 R2016 Acct#300682 Orig. Assmt:\$592,130
 Mailed Date: 3/30/2017

Property Owner: TLC East LLC
 Property Location: 350 Long Hill Rd
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion for no change, Parfitt seconded the motion and it passed unanimously.
 R2016 Acct#311129 Orig. Assmt: \$1,705,340
 Mailed Date: 3/30/2017

Property Owner: Pfizer, Inc
 Property Location: 445 Eastern Point Rd
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#308748 Orig. Assmt: \$38,100,300
 Mailed date: 3/30/2017

Property Owner: Pfizer, Inc
 Property Location: 0 Eastern Point Rd
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#308742 Orig. Assmt: \$227,335,500
 Mailed date: 3/30/2017

Property Owner: MSI Investments LLC
 Property Location: 1279 Gold Star Hwy PIN: 179020804889
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: After a review of the evidence and testimony submitted by the property owner and a review with the Assessor, Stevens made a motion to reduce the assessment to \$501,970. Parfitt seconded the motion and it passed unanimously.
 R2016 Acct#307737 Orig. Assmt: \$561,176 Adj. Assmt: \$501,970
 Mailed Date: 3/30/2017

Property Owner: Elk La Triumphe LLC
 Property Location: 195 Michelle La PIN: 169917201160
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/29/17: The Board reviewed the stipulated settlement agreement between the Town and Taxpayer and accepts the mutually agreed upon assessment. Stevens made the motion, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#303406 Orig. Assmt: \$16,410,450 Adj. Assmt: \$16,246,300
 Mailed Date: 3/30/2017

Property Owner: Electric Boat Corp
 Property Location: 9 Kings Hwy PIN: 168915635626
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: The Board reviewed the stipulated settlement agreement between the Town and Taxpayer and accepts the mutually agreed upon assessment. Stevens made the motion, Mitchell seconded the motion and it passed unanimously. Parfitt abstained.
 R2016 Acct#303406 Orig. Assmt: \$10,064,740 Adj. Assmt: \$9,028,250
 Mailed Date: 3/30/2017

Property Owner: Wal Mart Real Estate Business Trust
 Property Location: 150 Gold Star Hwy PIN: 168912862377
 Appeal Date: 3/15/2017 with Stevens
 Board Decision 3/29/17: The Board reviewed the stipulated settlement agreement between the Town and Taxpayer and accepts the mutually agreed upon assessment. Stevens made the motion, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#311557 Orig. Assmt: \$8,852,060 Adj. Assmt: \$8,587,230
 Mailed Date: 3/30/2017

Property Owner: CW Groton Square
 Property Location: 220 Route 12 PIN: 168911753717
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/29/17: The Board reviewed the stipulated settlement agreement between the Town and Taxpayer and accepts the mutually agreed upon assessment. Stevens made the motion, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#302698 Orig. Assmt: \$20,048,210 Adj. Assmt: \$18,480,000
 Mailed Date: 3/30/2017

Property Owner: Miller Theron M & Lillian A

Property Location: 446 Thames St

Appeal Date: 3/16/2017 with Stevens

Board Decision 3/29/17: Based upon the information presented, the property is preexisting nonconforming and is greatly impaired marketability. Stevens made a motion to reduce the assessment to \$36,470. Parfitt seconded the motion and it passed unanimously.

R2016 Acct#307482 Orig. Assmt: \$67,410 Adj. Assmt: \$36,470

Mailed Date: 3/30/2017

Property Owner: 115 Poheganut Dr

Property Location: 115 Poheganut Dr

Appeal Date: 3/15/2017 with Stevens & Atkinson

Board Decision 3/29/17: Stevens made a motion to reduce the assessment to \$5,512,780. Parfitt seconded the motion and it passed unanimously.

RE2016Acct#300006 Orig. Assmt: \$5,742,520 Adj. Assmt: \$5,512,780

Mailed Date: 3/30/2017

Property Owner: Elk La Triumphe LLC

Property Location: 0 Drozdyk Dr

Appeal Date: 3/16/2017 with Stevens

Board Decision 3/29/17: Parfitt made a motion for no change, Stevens seconded the motion and it passed unanimously.

R2016 Acct#303407 Orig. Assmt: \$12,110

Mailed Date: 3/30/2017

Property Owner: Bingo 27 Groton Walgreen LLC

Property Location: 441 Long Hill Rd

Appeal Date: 3/16/2017 with Mitchell & Atkinson

Board Decision 3/29/17: Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.

R2016 Acct#301099 Orig. Assmt: \$3,484,040

Mailed Date: 3/30/2017

Property Owner: Avery Bruce

Property Location: 55 Spicer Ave

Appeal Date: 3/15/2017 with Stevens & Atkinson

Board Decision 3/29/17: Stevens made a motion to reduce the assessment to \$482,720. Atkinson seconded the motion and it passed unanimously.

R2016 Acct#300583 Orig. Assmt: \$510,720 Adj. Assmt: \$482,720

Mailed Date: 3/30/2017

Property Owner: Avery Bruce

Property Location: 929 Flanders Rd

Appeal Date: 3/15/2017 with Stevens & Atkinson

Board Decision 3/29/17: Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.

R2016 Acct#300587 Orig. Assmt: \$299,250

Mailed Date: 3/30/2017

Property Owner: The Riverfront Children's Center Inc
 Property Location: 500 Thames St PIN: 168806389906
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/29/17: Stevens made a motion for no change to the assessment but to apply a fifty percent exemption to the assessed value as determined by the Assessor's Office. Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#309370 Orig. Assmt: \$114,940 Adj. Assmt: \$114,940
 Mailed Date: 3/30/2017

Property Owner: Patel Jayant
 Property Location: Poquonnock Rd PIN: 16881286834
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#308540 Orig. Assmt: \$60,410
 Mailed Date: 3/30/2017

Property Owner: Patel Jayant
 Property Location: Poquonnock Rd PIN: 168812869558
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/29/2017: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously.
 R2016 Acct#308541 Orig. Assmt: \$65,660
 Mailed Date: 3/30/2017

Property Owner: Electric Boat Corp
 Property Location: Eastern Point Rd PIN: 168810379073
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously. Parfitt abstained.
 R2016 Acct#303393 Orig. Assmt: \$210,727,300
 Mailed Date: 3/30/2017

Property Owner: Electric Boat Corp
 Property Location: 11 Eastern Point Rd PIN: 168806482153
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion to reduce the assessment to \$21,000, Mitchell seconded the motion and it passed unanimously. Parfitt abstained.
 R2016 Acct#303390 Orig. Assmt: \$45,500 Adj. Assmt: \$21,000
 Mailed Date: 3/30/2017

Property Owner: Electric Boat Corp
 Property Location: Eastern Point Rd PIN: 168810476307
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Stevens made a motion for no change, Mitchell seconded the motion and it passed unanimously. Parfitt abstained.
 R2016 Acct#303397 Orig. Assmt: \$9,145,710
 Mailed Date: 3/30/2017

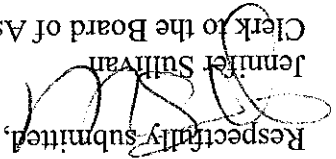
Property Owner: Salahi Nader
 Property Location: 79 Gold Star Hwy
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/29/17: Based upon a review with the Assessor, Stevens made a motion to reduce the assessment to \$359,910, seconded by Mitchell and it passed unanimously.
 R2016 Acct#309699
 Orig. Assmt: \$363,720
 Adj. Assmt: \$359,910
 Mailed Date: 3/30/2017

Property Owner: Shennecossett Yacht Club Inc
 Property Location: 1010 Shennecossett Rd
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/29/17: Stevens made a motion to reduce the assessment to, Mitchell

seconded the motion and it passed unanimously.
 R2016 Acct#310099
 Orig. Assmt: \$3,586,450
 Adj. Assmt: \$3,463,950
 Mailed Date: 3/30/2017

A motion for adjournment was made by the Chairman at 8:10 p.m. and the motion was seconded by Atkinson. The motion passed with a unanimous vote.

These minutes were approved as written on March 30, 2017. The motion was made by Stevens, seconded by Atkinson, motion passed with a unanimous vote.

Respectfully submitted,

 Jennifer Sullivan

Clerk to the Board of Assessment Appeals