

**Town of Groton
Board of Assessment Appeals
October 1, 2016 Grand List
March 30, 2017 Session Minutes**

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TOWN OF GROTON

The Board of Assessment Appeals met on Thursday, March 30, 2017 at the Groton Town Hall. The meeting was called to order at 12:20 p.m. by the chairman. Charles Stevens, and Randy Atkinson were present. The board deliberated on appeals for the October 1, 2016 Grand List and the October 1, 2015 Supplemental Motor Vehicle Grand List.

Property Owner: Kay David & Joyce
Property Location: 37 Steamboat Wharf 15 PIN: 261918401742 0015
Appeal Date: 3/27/17 with Stevens, Mitchell, Parfitt & Atkinson
Board Decision 3/30/2017: Based upon a review of the evidence and testimony submitted by the property owner the board feels the marketability of this unit is impacted by the location & restricted views. Stevens made a motion to apply a -10% market adjustment. Atkinson seconded the motion and it passed unanimously.
R2016 Acct#305828 Orig. Assmt: \$469,490 Adj. Assmt: 444,710
Mailed Date: 3/31/2017

Property Owner: Umrysz Curtis & Honora
Property Location: Godfrey Rd PIN: 270020911759
Appeal Date: 3/27/17 with Stevens, Mitchell, Parfitt & Atkinson
Board Decision 3/30/2017: Review of the evidence indicates that this parcel is already in the PA490 forestry program, Stevens made a motion for no change. Atkinson seconded and it passed unanimously.
R2016 Acct#311336 Orig. Assmt: 4,070
Mailed Date: 3/31/2017

Property Owner: William E Milsom Irr Trust
Property Location: 54 Boardwalk PIN: 260710256428
Appeal Date: 3/27/17 with Stevens, Mitchell, Parfitt & Atkinson
Board Decision 3/30/17: While the Board acknowledges the taxpayer's difficulty in accessing his property over the right of way, the issue has already been addressed with the -15% location adjustment. Atkinson made a motion for no change. Stevens seconded the motion and it passed unanimously.
R2016 Acct#307493 Orig. Assmt: \$707,770
Mailed Date: 3/31/2017

Property Owner: Parkinson Roy C & Abby F
Property Location: 35 Steamboat Wharf PIN: 2619184017420 0016
Appeal Date: 3/25/2017 with Stevens, Mitchell & Parfitt
Board Decision 3/30/17: Based upon a review of the evidence and testimony submitted by the property owner the board feels the marketability of this unit is impacted by the location & restricted views, Stevens made a motion to apply a -10% market adjustment. Atkinson seconded the motion and it passed unanimously.
R2016 Acct#308500 Orig. Assmt: \$443,380 Adj. Assmt: \$420,140
Mailed Date: 3/31/2017

Property Owner: Gagnon Todd
 Property Location: 44 Mardie La PIN: 168910368303 2B
 Appeal Date: 3/25/2017 with Stevens, Mitchell & Parfitt
 Board Decision 3/30/17: Given the unique history of the properties and the fact that currently there is no possibility to obtain a certificate of occupancy, or any reasonable market value, the Board feels a value of \$12,700 for each unit based on the taxpayer's purchase price is reasonable. Stevens made the motion, Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#304073 Orig. Assmt: \$18,900 Adj. Assmt: \$8,890
 Mailed Date 3/31/2017

Property Owner: Gagnon Todd
 Property Location: 46 Mardie La PIN: 168910368303 2A
 Appeal Date: 3/25/2017 with Stevens, Mitchell & Parfitt
 Board Decision 3/30/17: Given the unique history of the properties and the fact that currently there is no possibility to obtain a certificate of occupancy, or any reasonable market value, the Board feels a value of \$12,700 for each unit based on the taxpayer's purchase price is reasonable. Stevens made the motion, Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#304072 Orig. Assmt: \$18,900 Adj. Assmt: \$8,890
 Mailed Date 3/31/2017

Property Owner: Schilling Roger
 Property Location: 69 Hunting Ridge PIN: 270012962142
 Appeal Date: 3/25/2017 with Stevens & Mitchell
 Board Decision 3/30/17: A review of the evidence and market analysis submitted and a review of comparable sales in the neighborhood indicated the Town's valuation is accurate. Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#309842 Orig. Assmt: \$203,000
 Mailed Date: 3/31/17

Property Owner: Ferry Kevin
 Property Location: 151 River Rd PIN: 261914441183
 Appeal Date: 3/25/2017 with Stevens and Mitchell
 Board Decision 3/30/17: A review of the testimony submitted by the property owner provided no convincing argument that the property was overvalued. Stevens made a motion for no change, Atkinson seconded and the motion passed unanimously.
 R2016 Acct#303683 Orig. Assmt: \$810,880
 Mailed Date: 3/31/2017

Property Owner: Ferry Kevin
 Property Location: 0 River Rd PIN: 261914441194
 Appeal Date: 3/25/2017 with Stevens and Mitchell
 Board Decision 3/30/17: A review of the testimony submitted by the property owner provided no convincing argument that the property was overvalued. Stevens made a motion for no change, Atkinson seconded and the motion passed unanimously.
 R2016 Acct#303684 Orig. Assmt: \$42,070
 Mailed Date: 3/31/17

Property Owner: Umrysz John (decd) & Umrysz John Trustee (decd)
 Property Location: 100 Yetter Rd PIN: 270019510462
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/28/17: Based upon the evidence and testimony the property appears to be properly assessed, Stevens made a motion for no change. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#311340 Orig. Assmt: \$2,410
 Mailed Date: 3/31/17

Property Owner: Umrysz Leon E & Dina C
 Property Location: 50 North Rd PIN: 169807684173
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/28/17: Based upon the evidence and testimony submitted Stevens made a motion to reduce the condition and CDU to average, bringing the dwelling value to \$167,090. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#311343 Orig. Assmt: \$232,470 Adj. Assmt: \$209,440
 Mailed Date 3/31/2017

Property Owner: Rasadi Bijan
 Property Location: 20 Tyler Ave PIN: 168707681782
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/30/17: Stevens made a motion to reduce the assessment to \$396,410, Atkinson seconded and it passed unanimously.
 R2016 Acct#309147 Orig. Assmt: \$422,450 Adj. Assmt: \$396,410
 Mailed Date: 3/31/17

Property Owner: Collins Alfred
 Property Location: 151 Tyler Ave PIN: 168708785701
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/30/17: Based on the evidence and testimony submitted by the property owner, Stevens made a motion to reduce the CDU of the dwelling to fair. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#302339 Orig. Assmt: \$642,180 Adj. Assmt: 473,060
 Mailed Date: 3/31/2017

Property Owner: Singer Matt
 Property Location: 28 South Rd PIN: 169807573654
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/30/17: Given the unique nature of the property fronting Route 1 and South Rd, Stevens made a motion to increase the influence factor for location to -20%
 R2016 Acct#310311 Orig. Assmt: \$223,930 Adj. Assmt:\$214,970
 Mailed Date: 3/31/2017

Property Owner: Pfizer, Inc
 Property Location: 39 Eastern Point Rd
 Appeal Date: 3/16/2017 with Stevens PIN: 226360
 Board Decision 3/30/17: Based upon a review of the information submitted by the property owner Stevens made a motion to reduce the assessment to, Atkinson seconded the motion and it passed unanimously.
 P2016Acct#221364 Orig. Assmt: \$203,704,330 Adj. Assmt:\$
 Mailed Date: 3/31/2017

Property Owner: Kedioglou Steven I & Dimitra
 Property Location: 21 Fort Hill Rd PIN: 169807670509
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/30/17: State law requires the income and expense form to be filed no later than June 1, 2016. The board of assessment appeals is only allowed to adjust or remove the penalty if there was a local ordinance in place. Since Groton does not have such a local ordinance the board does not have the authority to remove the penalty. Stevens therefore made a motion for no change and the motion was seconded by Atkinson. The motion passed with a unanimous vote.
 R2016 Acct#305833 Orig. Assmt: \$277,739
 Mailed Date: 3/31/2017

Property Owner: Ludka Bonnie J & John H
 Property Location: 304 Cow Hill Rd PIN: 261905291154
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/30/17: Based upon a review of the evidence and testimony and a review of the property record card, Stevens made a motion for no change. Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#306722 Orig. Assmt: \$269,640
 Mailed Date: 3/31/2017

Property Owner: Marquardt Susan R
 Property Location: 96 South Rd PIN: 169811563892
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/28/17: Given the fact that this is a preexisting nonconforming lot in a commercial zone, and the fact that it abuts a commercial entity, Stevens made a motion to change the traffic/location factor to -20%.
 R2016 Acct#306992 Orig. Assmt: \$216,580 Adj. Assmt: \$207,620
 Mailed Date:

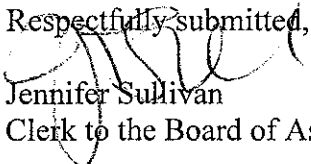
Property Owner: Goldenthal Soll & Anne
 Property Location: 132 Elm St PIN: 260820824239
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/29/17: Based upon the evidence and testimony submitted by the homeowner the Board feels the property is accurately assessed. Stevens made a motion for no change, Atkinson seconded the motion and it passed unanimously.
 R2016 Acct#304426 Orig. Assmt: \$667,940
 Mailed Date: 3/30/2017

Property Owner: Alapa Mary
 Property Location: 301 Buddington Rd #75 PIN: 169918305481 MH075
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/30/17: Stevens made a motion to reduce the assessment to \$18,060.
 Atkinson seconded the motion and it passed unanimously.
 R2016Acct#300257 Orig. Assmt: \$19,250 Adj. Assmt: \$18,060
 Mailed Date: 3/31/17

A motion for adjournment was made by the Chairman at 5:22p.m. and the motion was seconded by Atkinson. The motion passed with a unanimous vote.

These minutes were approved as written on March 31, 2017. The motion was made by Parfitt, seconded by Stevens, motion passed with a unanimous vote.

Respectfully submitted,


 Jennifer Sullivan
 Clerk to the Board of Assessment Appeals

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