

**Town of Groton
Board of Assessment Appeals
October 1, 2016 Grand List
March 31, 2017 Session Minutes**

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The Board of Assessment Appeals met on Friday, March 31, 2017 at the Groton Town Hall. The meeting was called to order at 12:12 p.m. by the chairman, Charles Stevens, James Mitchell and John Parfitt were present. The board deliberated appeals for the October 1, 2016 Grand List and the October 1, 2015 Supplemental Motor Vehicle Grand List. PAGE

Property Owner: Morrissey Daniel B
Property Location: 82 Packer Rd PIN: 270016935418
Appeal Date: with Stevens and Atkinson
Board Decision 3/31/17: Based on the evidence and testimony submitted and a complete physical inspection of the property by the Assessor, Stevens made a motion to increase the assessment to \$131,950. Mitchell seconded the motion and it passed unanimously.
R2016Acct#307701 Orig. Assmt:\$106,190 Adj. Assmt: \$131,950
Mailed Date: 4/3/17

Let the minutes reflect John Parfitt entered at 12:25pm.

Property Owner: Tompkins Robert
Property Location: 100 Westwood Dr PIN: 168708893616
Appeal Date: 3/27/17 with Stevens Mitchell, Parfitt & Atkinson
Board Decision 3/31/17: Based upon the testimony submitted by the taxpayer and a review of the property with the Assessor using GIS data, the Board voted to extend the dimensions of the garage, what previously had been assessed as living area. Stevens made the motion, Mitchell seconded and it passed unanimously.
R2016 Acct#311173 Orig. Assmt: \$340,620 Adj. Assmt: \$330,470
Mailed Date: 4/3/17

Property Owner: Sullivan Thomas & Kristin
Property Location: 9 Sound Breeze Ave PIN: 260710466803
Appeal Date: 3/25/17 with Parfitt
Board Decision 3/31/17: Based upon a review of the evidence and testimony submitted by the property owner and a review of prior actions of the Board, Parfitt made a motion to change the dwelling grade to B. Mitchell seconded the motion and it passed unanimously.
R2016 Acct#310836 Orig. Assmt: \$472,710 Adj. Assmt: \$449,890
Mailed Date: 4/3/17

Property Owner: Sutphen John H & Eunice E
 Property Location: 120 Cedar Rd PIN: 261813045992
 Appeal Date: 3/20/2017 with Stevens & Atkinson
 Board Decision 3/31/17: Based upon a review by the Assessor and a change in the land value, the chair makes a motion to accept the Assessor's new numbers. Parfitt seconded the motion and it passed unanimously.
 R2016 Acct#310886 Orig. Assmt: \$1,013,600 Adj. Assmt: \$682,990
 Mailed Date: 4/3/17

The board went into recess at 2:05pm.
 The board went back into session at 3:10 pm.

Property Owner: 1721 LLC
 Property Location: 526 Thames St PIN: 168806481710
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/31/17: Based upon a review by the Assessor, Stevens made a motion to reduce the assessment to \$66,990. Parfitt seconded the motion and it passed unanimously.
 R2016Acct#300015 Orig. Assmt: \$85,750 Adj. Assmt: \$66,990
 Mailed date: 4/3/17

Property Owner: 1721 LLC
 Property Location: 546 Thames St PIN: 168806482566
 Board Decision 3/31/2017: Based upon a review by the Assessor, Stevens made a motion to reduce the land assessment to \$79,520. However until there is an interior inspection, the board does not feel there is sufficient evidence to change the dwelling value. Parfitt seconded the motion and it passed unanimously.
 R2016Acct#300016 Orig. Assmt: \$133,910
 Mailed Date: 4/3/17

Property Owner: McCullen Robert
 Property Location: 450 Flanders Rd PIN: 221640
 Appeal Date: 3/15/2017 with Stevens & Atkinson
 Board Decision 3/31/2017: After review of a properly submitted and completed personal property declaration, Stevens made a motion to accept the new assessment. Parfitt seconded the motion and it passed unanimously.
 PP2016 Acct#201122 Orig. Assmt: \$56,350 Adj. Assmt: \$22,610
 Mailed Date: 4/3/17

Property Owner: Milford Barrel Co Inc
 Property Location: 839 Poquonnock Rd PIN: 299386
 Appeal Date: 3/16/2017 with Stevens
 Board Decision 3/31/17: Based upon the evidence and testimony submitted by the taxpayer, Stevens made a motion to reduce the assessment to zero. Parfitt seconded the motion and it passed unanimously.
 PP2016 Acct#201138 Orig. Assmt: \$1,580 Adj. Assmt: 0
 Mailed Date: 4/3/17

Property Owner: Schmidt Ervin
 Property Location: 524 Long Hill Rd PIN: 298526
 Appeal Date: 3/20/17 with Stevens
 Board Decision 3/31/2017: Based upon a review of the testimony and evidence submitted by the property owner and a review of the information by the Assessor's Office Personal Property Analyst, Stevens made a motion for no change. Parfitt seconded the motion and it passed unanimously.
 P2016Acct#201543 Orig. Assmt: \$8570
 Mailed Date: 4/3/17

Property Owner: Fourfort LLC
 Property Location: 4 Fort Hill Rd U1-1 PIN: 169807577945 0001
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/31/17: Based upon a review of the evidence and testimony submitted by the property owner, the Board felt there was insufficient proof that the Town had improperly valued the property. Stevens made the motion, Mitchell seconded and it passed unanimously.
 R2016 Acct#303912 Orig. Assmt: \$45,220
 Mailed Date: 4/3/17

Property Owner: Fourfort LLC
 Property Location: 4 Fort Hill Rd U1-2 PIN: 169807577945 0002
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/31/17: Based upon a review of the evidence and testimony submitted by the property owner, the Board felt there was insufficient proof that the Town had improperly valued the property. Stevens made the motion, Mitchell seconded and it passed unanimously.
 R2016 Acct#303913 Orig. Assmt: \$66,220
 Mailed Date: 4/3/17

Property Owner: Fourfort LLC
 Property Location: 4 Fort Hill Rd U1-3 PIN: 169807577945 0003
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/31/17: Based upon a review of the evidence and testimony submitted by the property owner, the Board felt there was insufficient proof that the Town had improperly valued the property. Stevens made the motion, Mitchell seconded and it passed unanimously.
 R2016 Acct#303914 Orig. Assmt: \$49,070
 Mailed Date: 4/3/17

Property Owner: Fourfort LLC
 Property Location: 4 Fort Hill Rd U1-4 PIN: 169807577945 0004
 Appeal Date: 3/20/2017 with Mitchell & Parfitt
 Board Decision 3/31/17: Based upon a review of the evidence and testimony submitted by the property owner, the Board felt there was insufficient proof that the Town had improperly valued the property. Stevens made the motion, Mitchell seconded and it passed unanimously.
 R2016 Acct#303915 Orig. Assmt: \$56,070
 Mailed Date: 4/3/17