

**Town of Groton
Board of Assessment Appeals
October 1, 2008 Grand List
March 12, 2009 Session Minutes**

The Board of Assessment Appeals met on Thursday, March 12, 2009 at the Groton Town Hall. Members in attendance were substitute chairman James Mitchell, John Parfitt Jr. and alternate member Maureen Lage. The meeting was called to order at 1:00 p.m. by Mr. Mitchell. The board heard appeals for the October 1, 2008 Real Estate and Personal Property grand lists, as well as the 2007 Real Estate New Construction prorated bills and 2007 Motor Vehicle Supplemental Grand List.

Property Owner: Robert C. Simon, 178 F Street, Groton CT
 Property Location: 178 F Street, Pin# 169809250918 M178
 Board Decision 3/12/09: Parfitt made a motion for no change to value. Lage seconded the motion and it passed unanimously.
 R2008 Acct# 310330 Orig. Assmt: \$23,170
 Mailed Date: 3/13/09

Charles Stevens arrived at 1:30 p.m.
 Lage left the meeting at 1:35 p.m.

Property Owner: John A Espada, 348 Mitchell St, Groton CT
 Personal Property: DBA Computer Dry Dock
 Board Decision 3/12/09: Mitchell made a motion to accept the business personal property declaration as filed with the board. Parfitt seconded the motion and it passed unanimously.
 P2008 Acct# 297078 Orig. Assmt: \$5,030 Adj. Assmt: \$850
 Mailed Date: 3/13/09

Property Owner: Thomas J Shillo, P. O. Box 161, Fishers Island NY
 Property Location: 15 ½ Water Street U6&7, Pin# 261918307079 0006/0007
 Board Decision 3/12/09: Parfitt made a motion for no change for Unit 6, which was seconded by Mitchell and passed unanimously. Mitchell made a motion for no change for Unit 7, Parfitt seconded the motion and it passed unanimously.
 Unit 6: R2008 Acct# 310140 Orig. Assmt: \$326,340
 Unit 7: R2008 Acct# 310139 Orig. Assmt: \$288,890
 Mailed Date: 3/13/09

Property Owner: D'Angelo Realty Three (III) LLC, agent Lauren Elliott
 Property Location: 529 Gold Star Hwy, Pin# 169909262529
 Board Decision 3/12/09: Stevens made a motion for no change to value, which was seconded by Parfitt and passed unanimously.
 R2008 Acct# 302677 Orig. Assmt: \$1,110,410
 Mailed Date: 3/13/09

Property Owner: Leo Antonino, agent Lauren Elliott
 Property Location: 0 Antonino Road, Pin# 169909252659
 Board Decision 3/12/09: Stevens made a motion for no change to value, which was seconded by Parfitt and passed unanimously.
 R2008 Acct# 300408 Orig. Assmt: \$434,490
 Mailed Date: 3/13/09

Property Owner: Alfred J. Caswell, 1042 Poquonnock Road Lot 39, Groton
 Property Location: 1042 Poquonnock Rd Lot 39, Pin# 169805284457 M039
 Board Decision 3/12/09: Mitchell made a motion to change the full value to \$49,900 which was seconded by Parfitt and passed unanimously.
 R2008 Acct# 301850 Orig. Assmt: \$42,770 Adj. Assmt: \$34,930
 Mailed Date: 3/13/09

Property Owner: Pendleton Farm Lane LLC, P. O. Box 600, Jewett City, CT
 Property Locations: Pendleton Farm Lane Subdivison, 7 building lots
 Board Decision 3/12/09:
 R2008 Acct# 308696: 22 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$65,520

R2008 Acct# 308700: 23 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$73,780

R2008 Acct# 308697: 24 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$75,670

R2008 Acct# 308701: 28 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$71,750

R2008 Acct# 308702: 41 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$80,920

R2008 Acct# 308698: 44 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$70,560

R2008 Acct# 308699: 46 Pendleton Farm Lane – Parfitt made a motion for no change to value. Mitchell seconded the motion and it passed unanimously. Orig. Assmt: \$90,160
 Mailed Date: 3/13/2009

Parfitt left the meeting at 4:00 p.m.

Property Owner: First Groton LLC, Orange, NJ, Jitu Tolia, owner
Property Location: Mardie Lane Subdivision, see attached listing of sites
Board Decision 3/12/2009: Stevens made a motion for no change to value to all of the lots owned by First Groton LLC. Mitchell seconded the motion and it passed unanimously. The appellant feels the individual lots should be assessed as one lot because the original subdivision approvals have expired. The motion for no change is made because the deed to First Groton LLC transfers the ownership of individual lots, not a single parcel within an expired subdivision, and because the ownership of the roadway within the subdivision is unclear. See attached list of properties and assessments.
Mailed Date: 3/13/09

Stevens made a motion to adjourn at 5:45 p.m. Mitchell seconded the motion and both members voted to accept the motion to adjourn.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board