

**Town of Groton  
Board of Assessment Appeals  
October 1, 2008 Grand List  
March 14, 2009 Session Minutes**

The Board of Assessment Appeals met on Saturday, March 14, 2009 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and John Parfitt Jr. The meeting was called to order at 10:00 a.m. by the chairman. 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.

James Mitchell arrived at 10:10 a.m.

Property Owner: Gary & Marie Streimer, 29 Pearl St, Mystic CT  
 Property Location: 29 Pearl St, Pin# 261918329075  
 Board Decision 3/14/09: Parfitt made a motion to change the influence factor for land from -5% to -15% for size and shape. Stevens seconded the motion and it passed unanimously.  
 R2008 Acct# 310846 Orig. Assmt: \$267,260 Adj. Assmt: \$247,310  
 Mailed Date: 3/17/09

Property Owner: Joseph & Connie Bialek, 29 Meadow Wood Dr. N Stonington, CT  
 Property Location: 129 Monument Street, Pin# 168918326095  
 Board Decision 3/14/09: Mitchell made a motion to change the grade on the main dwelling from A- to B+. Parfitt seconded the motion and it passed unanimously.  
 R2008 Acct# 300996 Orig. Assmt: \$386,020 Adj. Assmt: \$329,210  
 Mailed Date: 3/17/09

Property Owner: Dominic & Annette Perrone, 103 Pine Island Rd, Groton CT  
 Property Location: 103 Pine Island Rd, Pin# 169705084262  
 Board Decision 3/14/09: Mitchell made a motion to apply a -10% influence factor on the land. Parfitt seconded the motion and it passed unanimously.  
 R2008 Acct# 308763 Orig. Assmt: \$458,780 Adj. Assmt: \$430,220  
 Mailed Date: 3/17/09

Property Owner: Leslie Acquaviva, 328 West Shore Ave, Groton  
 Property Location: 328 West Shore Ave, Pin# 260709263021  
 Board Decision 3/14/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.  
 R2008 Acct# 300134 Orig. Assmt: \$732,130  
 Mailed Date: 3/16/09

Board adjourned for lunch at 12:30 p.m., and reconvened at 1:05 p.m.

Property Owner: Douglas & Linda Corteville, rep. by William Johnson  
 Property Location: 295 South Road, Pin# 169815540788  
 Board Decision 3/14/09: Mitchell made a motion to change the influence factor on land from -5% to -15% for noise & proximity to the airport and gravel operations. Parfitt seconded the motion and it passed unanimously  
 R2008 Acct# 305711 Orig. Assmt: \$153,860 Adj. Assmt: \$146,160  
 Mailed Date: 3/17/09

Property Owner: Mose & Gayle Jones, 32 St. Joseph Ct, Groton  
 Property Location: 32 St. Joseph Court, Pin# 169812961226  
 Board Decision 3/14/09: Stevens made a motion for no change in value. Mitchell seconded the motion and it passed unanimously.  
 R2008 Acct# 305734 Orig. Assmt: \$128,380  
 Mailed Date: 3/16/09

Property Owner: Robert & Wendy Nazarian, 126 Gallup Hill Road, Ledyard  
 Property Location: 17 Quakertown Road, Pin# 270016834982  
 Board Decision 3/14/09: Mitchell made a motion to allow a -10% functional obsolescence factor for the dwelling. Parfitt seconded the motion and it passed unanimously.  
 R2008 Acct# 308060 Orig. Assmt: \$114,380 Adj. Assmt: \$109,970  
 Mailed Date: 3/17/09

Property Owner: Timothy & Ann Subashi, 82 Payer Lane, Mystic  
 Property Location: 82 Payer Lane, Pin# 261913130444  
 Board Decision 3/14/09: Mitchell made a motion to change the finished basement area from FBLA to Rec Room. Parfitt seconded the motion and it passed unanimously.  
 R2008 Acct# 310885 Orig. Assmt: \$382,130 Adj. Assmt: \$366,730  
 Mailed Date: 3/17/09

Property Owner: Colonel Ledyard Estates LLC, Steven Eckhouse, Manager/owner  
 Property Location: Colonel Ledyard Highway Subdivision – see attached list  
 Board Decision 3/13/09: Lage made a motion for no change in value for the entire subdivision, which was seconded by Stevens. Stevens and Lage voted in favor of the motion; Mitchell opposed the motion. The motion passed with a unanimous vote.  
 Board Decision 3/14/09: The decision was revisited because required signatures by voting members were needed. Mitchell made a motion to change the influence factor from -25% to -30% for all properties except for the lot at 88 Colonel Ledyard Highway. Stevens seconded the motion and it passed with two unanimous votes by Mitchell and Stevens (only). See the attached list of properties.  
 88 Colonel Ledyard Highway – Mitchell made a motion for no change in value. Stevens seconded the motion and it passed unanimously by Stevens and Mitchell (only).  
 Mailed Date: 3/16/09

Property Owner: Andrew Wiglusz, 38 Sachem Road, Noank  
Property Location: 38 Sachem Road, Pin # 260707598909  
Board Decision 3/14/09: At the assessor's request, Stevens made a motion to revisit the original decision made on 3/6/09 in order to consider removing the finished basement living area as the owner had provided photos indicating the removal of the basement living area. Parfitt seconded the motion, and all three members voted unanimously to retain the original decision of the percent complete for 2<sup>nd</sup> floor but to also remove the finished basement living area.  
R2008 Acct# 312040 Orig. Assmt: \$288,650 BAA Assmt: \$272,520  
Mailed date: 3/17/09

Property Owner: C H Nickerson & Co Inc, Arthur Machen, Treasurer  
Personal Property: Construction Equipment located at Gary Ct. WPCF  
Board Decision 3/14/09: Stevens made a motion to reduce the value of the equipment to \$35,143 and adjust the 25% penalty for overage. Parfitt seconded the motion and it passed unanimously.  
P2008 Acct# 200343 Orig. Assmt: \$387,560 Adj. Assmt: \$37,160  
Mailed Date: 3/17/09

A motion for adjournment was made by Stevens at 3:00 p.m. The motion was seconded by Parfitt and all the members voted in agreement.

Respectfully submitted,

Mary Gardner  
Asst. Assessor  
Clerk to board