

**Town of Groton
Board of Assessment Appeals
October 1, 2008 Grand List
March 21, 2009 Session Minutes**

The Board of Assessment Appeals met on Saturday, March 21, 2009 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, John Parfitt Jr. and James Mitchell. 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.

Property Owner: Jean C. Kanor, 101 Lefurgy Ave, Hastings-on-Hudson, NY
 Property Location: 7 Haley Farm Rd, Pin # 260818424487
 Board Decision 3/21/09: Mitchell made a motion to change the unfinished area over the garage from 231 sq. ft. to 441 sq. ft. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 305860 Orig. Assmt: \$302,180 Adj. Assmt: \$299,490
 Mailed Date: 3/24/09

Property Owner: Lawrence E. Gemma, 183 Seneca Drive, Noank CT
 Property Location: 183 Seneca Drive, Pin # 260707595934
 Board Decision 3/21/09: Mitchell made a motion for no change in value, which Parfitt seconded and the motion passed unanimously.
 R2008 Acct# 304155 Orig. Assmt: \$370,300
 Mailed Date: 3/23/09

Property Owner: Mildred & David Ebbin, 47 Parkview Pl, Staten Island, NY
 Property Location: 133 Jupiter Point Road, Pin # 169705085111
 Board Decision 3/21/09: John Parfitt is an acquaintance to the Ebbins. Mitchell made a motion to allow a -15% functional obsolescence credit on the dwelling to account for no heat and some interior conditions. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 303529 Orig. Assmt: \$338,520 Adj. Assmt: \$327,950
 Mailed Date: 3/24/09

Property Owner: Mildred & David Ebbin, 47 Parkview Pl., Staten Island, NY
 Property Location: 0 Jupiter Point Rd., Pin # 169705086262
 Board Decision 3/21/09: Mitchell made a motion to allow -15% influence factor as a vacant lot. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 303260 Orig. Assmt: \$253,050 Adj. Assmt: \$215,110
 Mailed Date: 3/24/09

Property Owner: Timothy A. Harrington, P O Box 88, West Mystic CT
 Personal Property: dba T A Harrington Builder, 16 Maxson St
 Board Decision 3/21/09: Stevens made a motion to change the assessment to \$10, 281 which includes the 25% non-filing penalty.
 P2008 Acct# 200949 Orig. Assmt: \$25,760 Adj. Assmt: \$10,281
 Mailed Date: 3/24/09

Property Owner: Thomas Harnish, 358 Plant St, Groton CT
 Personal Property: dba Custom Siding & Windows
 Board Decision 3/21/09: Mitchell made a motion to accept the board's calculations for the business personal property, which changes the assessment to \$327.
 P2008 Acct# 200946 Orig. Assmt: \$1,830 Adj. Assmt: \$327
 Mailed Date: 3/24/09

Property Owner: William Pagel, 93 Marsh Rd, Noank CT, rep.by Joanne Pagel
 Personal Property: dba Wild Bills Bait & Tackle
 Board Decision 3/21/09: Mitchell made a motion to accept the business personal property as submitted to the board. Parfitt seconded the motion and it passed unanimously.
 P2008 Acct# 202138 Orig. Assmt: \$75,540 Adj. Assmt: \$2,100
 Mailed Date: 3/24/09

The board recessed for lunch at 12:20 p.m. The board reconvened at 1:05 p.m.

Property Owner: Roxanne M. Locklear, 47 Riverview Ave, Groton CT
 Property Location: 47 Riverview Ave, Pin # 168914446742
 Board Decision 3/21/09: Stevens made a motion for no change to value. Parfitt seconded the motion and it passed unanimously. The board's decision is based on the review of sales in this neighborhood used during the 2006 revaluation.
 R2008 Acct# 306683 Orig. Assmt: \$155,960
 Mailed Date: 3/23/09

Property Owner: Heather Holley, 46 Riverview Ave, Groton CT
 Property Location: 46 Riverview Ave, Pin # 168914446536
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 305237 Orig. Assmt: \$439,020
 Mailed Date: 3/23/09

Property Owner: Matthew Holliday, 56 Riverview Ave, Groton, CT
 Property Location: 56 Riverview Ave., Pin# 168914445546
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 305242 Orig. Assmt: \$151,830
 Mailed Date: 3/23/09

Property Owner: Martin P. Artale, 90 Riverview Ave, Groton CT
 Property Location: 90 Riverview Ave, Pin# 168914442507
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 300484 Orig. Assmt: \$215,110
 Mailed Date: 3/23/09

Property Owner: Judith Shelton, 35 Riverview Ave, Groton, rep. by Glen Shelton
 Property Location: 35 Riverview Ave, Pin# 168914447742
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 310116 Orig. Assmt: \$174,790
 Mailed Date: 3/23/09

Property Owner: Linda Fox, 31 Riverview Ave, Groton CT, rep. by Glen Shelton
 Property Location: 31 Riverview Ave, Pin# 168914447791
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 303880 Orig. Assmt: \$152,600
 Mailed Date: 3/23/09

Property Owner: Peggy Johnson, 27 Riverview Ave, Groton, rep. by Glen Shelton
 Property Location: 27 Riverview Ave, Pin# 168914448741
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 305699 Orig. Assmt: \$136,430
 Mailed Date: 3/23/09

Property Owner: Charles A. Woodruff, 100 Riverview Ave, Groton CT
 Property Location: 100 Riverview Ave, Pin# 168914440587
 Board Decision 3/21/09: Stevens made a motion for no change in value. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 312245 Orig. Assmt: \$163,380
 Mailed Date: 3/23/09

Property Owner: John M. Waller, 40 Hynes Ave, Groton
 Personal Property: dba Cygnal Publishing Co.
 Board Decision 3/21/09: Stevens made a motion to reduce the full assessment to \$656, which includes the 25% non-filing penalty, based on the business personal property declaration filed by the owner with the board.
 P2008 Acct# 202104 Orig. Assmt: \$14,630 Adj. Assmt: \$656
 Mailed Date: 3/24/09

Property Owner: 49 Allen St. LLC, Zeb Zinewicz, owner
 Property Location: 49 Allen St, Pin # 168806399377
 Board Decision 3/21/09: Mitchell made a motion to change the CDU from average to fair for the condition of the building. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 300063 Orig. Assmt: \$207,970 Adj. Assmt: \$178,990
 Mailed Date: 3/24/09

Property Owner: Cassette, LLC, Gretchen Chipperini, owner
 Property Location: Various Locations – see attached list
 Board Decision 3/21/09: Parfitt made a motion for no change to value for the three tracts that make up this appeal. Stevens seconded the motion and it passed unanimously. The owner requested that the values of these lots be considered as though they were a single lot. The board notes that they are treated as separate lots because they are listed as separate lots in the deeds.
 Mailed Date: 3/23/09

Property Owner: Time Trial LLC, Gretchen Chipperini, owner
 Property Location: Various Locations – see attached list
 Board Decision 3/21/09: Parfitt made a motion for no change to the six parcels that comprise this appeal. Stevens seconded the motion and it passed unanimously. The board noted that the tracts of land are considered separate lots because the deeds list them as such.
 Mailed Date: 3/23/09

Property Owner: Ultegra LLC, Gretchen Chipperini, owner
 Property Location: 87 Phoenix Drive, Pin# 178017203954
 Board Decision 3/21/09: Parfitt made a motion for no change in value. Stevens seconded the motion and it passed unanimously.
 R2008 Acct# 311432 Orig. Assmt: \$240,800
 Mailed Date: 3/23/09

Property Owner: Sheila Fuller, 94 Preston St, Windsor CT
 Property Location: 114 Colony Rd, Pin# 260706289674
 Board Decision 3/21/09: Stevens made a motion to allow a -5% incomplete credit for minor interior finishing work yet to be completed. Mitchell seconded the motion and it passed unanimously.
 R2008 Acct# 303981 Orig. Assmt: \$381,570 Adj. Assmt: \$373,240
 Mailed Date: 3/24/09

Property Owner: B. Geoffrey Burnham, Waterford, CT, rep. Bonnie Burnham
 Property Location: 20 Tautog Street, Pin # 260714344288
 Board Decision 3/21/09: Mitchell made a motion to change the dwelling grade from C to C-. Parfitt seconded the motion and it passed unanimously.
 R2008 Acct# 301554 Orig. Assmt: \$318,990 Adj. Assmt: \$309,820
 Mailed Date: 3/23/09

Property Owner: Bradley D. Julian, 87 Starr Hill Road, Groton CT
Property Location: 87 Starr Hill Road, Pin# 168910364159
Board Decision 3/21/09: Parfitt made a motion to allow a -10% influence factor due to the poor road condition of Mardie Lane. Mitchell seconded the motion and it passed unanimously.
R2008 Acct# 305813 Orig. Assmt: \$190,680 Adj. Assmt: \$183,470
Mailed Date: 3/23/09

Property Owner: Donald L. Fernald, 36 Mardie Lane, Groton CT
Property Location: 36 Mardie Lane, Pin# 168910366394
Board Decision 3/21/09: Parfitt made a motion for no change to value. Parfitt withdrew the motion. Parfitt made a motion to allow a -10% influence factor on the land due to the poor condition of the roadway. Stevens seconded the motion and it passed unanimously.
R2008 Acct# 303595 Orig. Assmt: \$185,850 Adj. Assmt: \$178,850
Mailed Date: 3/23/09

Property Owner: Robert L. Chapman, rep. by Julie Paradis
Property Location: 0 Mardie Lane, Pin # 168910366148
Board Decision 3/21/09: Stevens made a motion to increase the influence factor from -15% as a vacant lot to -40% (-15% vacancy/-10% poor condition of road/-15% for the inability to obtain a building permit). Parfitt seconded the motion and the motion passed with a unanimous vote.
P2008 Acct# 301959 Orig. Assmt: \$58,520 Adj. Assmt: \$41,300
Mailed Date: 3/23/09

Parfitt made a motion to adjourn at 4:36 p.m. Mitchell seconded the motion and all three members voted in agreement.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board