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Town of Groton
Board of Assessment Appeals
October 1, 2018 Grand List
March 21, 2019 Session Minutes

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The Board of Assessment Appeals met on Thursday, March 21 2019 at the Groton Town Hall. The meeting was called to order at 2:04 p.m. by the chairman, Charles Stevens. James Mitchell and Don Marchand were present. The board deliberated on appeals heard for the October 1, 2018 Grand List and the October 1, 2017 Supplemental Motor Vehicle Grand List.

Property Owner: Winterfell Windham Falls CT Owner LLC; Michael Correia Ryan LLC
Property Location: 425 Drozdyk Dr PIN: 169918312741
Appeal Date: 3/21/2019

Board Decision 3/21/2019: State law requires the income and expense form to be filed no later than June 1, 2018. Winterfell did not originally file the income and expense statement with the Assessor's Office. They brought a completed 2018 Income & Expense to the Board. The board of assessment appeals is only allowed to adjust or remove the penalty if there is 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 made a motion for no change. Mitchell seconded the motion and it passed unanimously
R2018 Acct#312070 Orig. Assmt: \$16,375,051
Mailed Date: 3/22/2019

Property Owner: SunRun Inc; Locke Lord LLP
Property Location: various PIN: 299419
Appeal Date: 3/21/2019

Board Decision 3/21/2019: Based upon the fact that exemption of solar units are currently under litigation and that any decision by the BAA would complicate the decision rendered by the courts, Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.
P2018 Acct#201651 Orig. Assmt: \$131,710
Mailed Date: 3/22/2019

Property Owner: SunRun Inc; Locke Lord, LLP
Property Location: various PIN: 299420
Appeal Date: 3/21/2019

Board Decision 3/21/2019: Based upon the fact that exemption of solar units are currently under litigation and that any decision by the BAA would complicate the decision rendered by the courts, Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.
P2018 Acct#201652 Orig. Assmt: \$62,740
Mailed Date: 3/22/2019

Property Owner: SunRun Inc; Locke Lord LLP
 Property Location: various PIN: 299874
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: Based upon the fact that exemption of solar units are currently under litigation and that any decision by the BAA would complicate the decision rendered by the courts, Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.
 P2018 Acct#201653 Orig. Assmt: \$85,320
 Mailed Date: 3/21/2019

Property Owner: SunRun Inc; Locke Lord LLP
 Property Location: various PIN: 299875
 Appeal Date: 3/20/2019
 Board Decision 3/20/2019: Based upon the fact that exemption of solar units are currently under litigation and that any decision by the BAA would complicate the decision rendered by the courts, Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.
 P2018 Acct#201654 Orig. Assmt: \$28,290
 Mailed Date: 3/21/2019

Property Owner: SunRun Inc; Locke Lord LLP
 Property Location: various PIN: 299876
 Appeal Date: 3/20/2019
 Board Decision 3/20/2019: Based upon the fact that exemption of solar units are currently under litigation and that any decision by the BAA would complicate the decision rendered by the courts, Stevens made a motion for no change. Mitchell seconded the motion and it passed unanimously.
 P2018 Acct#299876 Orig. Assmt: \$7,810
 Mailed Date: 3/21/2019

Let the minutes reflect that John Parfitt entered the meeting at 2:51pm.

Property Owner: Kohli Priya
 Property Location: 100 Daniel Brown Dr PIN: 260919604989
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: Based upon a review of the sales data and appraisal data, it was determined that the value of the home as of October 1, 2016 Grand List was fair and equitable. Therefore, Parfitt made a motion for no change. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#306059 Orig. Assmt: \$168,770
 Mailed Date: 3/22/2019

Property Owner: Fedus Dolores & Theodore
 Property Location: 65 Atlantic Ave PIN: 260709264413
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: Taking into consideration the evidence and testimony, the chairman made a motion to reduce the assessment of the dock to \$1,350 and a total assessed value of \$730, 590. Mitchell seconded the motion. The motion passed unanimously.
 R2018 Acct#303592 Orig. Assmt: \$748,860 Adj. Assmt: \$730,590
 Mailed Date: 3/22/2019

Let the minutes reflect that Don Marchand left the meeting at 4:43pm.
 Let the minutes reflect the Board went into recess at 4:52pm. The board went back into deliberations at 5:28pm.

Property Owner: Haabestad Karen
 Property Location: 166 Cedar Rd PIN: 261813044457
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: Based upon the evidence and testimony and the extensive property marketing history that covered the time period before, during and after the 2016 revaluation, the final sales price of \$680,000 represents a true and actual market value. The chairman made a motion to change the value to \$680,000 and an assessed value of \$476,000. Parfitt seconded the motion and it passed unanimously.
 R2018 Acct#304692 Orig. Assmt: \$554,260 Adj. Assmt: \$476,000
 Mailed Date: 3/22/2019

Property Owner: Haabestad Karen
 Property Location: 160 Cedar Rd PIN: 261813043509
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: Based upon the evidence and testimony and the extensive property marketing history that covered the time period before, during and after the 2016 revaluation, the final sales price of \$75,000 represents a true and actual market value. The chairman made a motion to change the value to \$75,000 and an assessed value of \$52,500. Mitchell seconded the motion and it passed unanimously.
 R2018 Acct#307671 Orig. Assmt: \$98,980 Adj. Assmt: \$52,500
 Mailed Date: 3/22/2019

Property Owner: King William & Carole
 Property Location: 75 Noble Ave PIN: 260707688773
 Appeal Date: 3/21/2019
 Board Decision 3/21/2019: The BAA does not have the legal authority to change the recorded property size. This can only be done by filing an appropriate survey with land records. Therefore, the land as set is appropriately valued. The chairman made a motion for no change. Mitchell seconded the motion and it passed unanimously.
 R2018 Acct#305985 Orig. Assmt: \$514,360
 Mailed Date: 3/22/2019

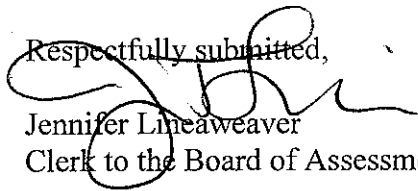
Property Owner: Perkins Robert & Linda
Property Location: 87 Noble Ave PIN: 260707687724
Appeal Date: 3/21/2019
Board Decision 3/21/2019: The BAA does not have the legal authority to change the recorded property size. This can only be done by filing an appropriate survey with land records. Therefore, the land as set is appropriately valued. The chairman made a motion for no change. Mitchell seconded the motion and it passed unanimously.
R2018 Acct#308629 Orig. Assmt: \$436,800
Mailed Date: 3/22/2019

Property Owner: Janeczko Ronald & Tanya
Property Location: 83 Noble Ave PIN: 260707687774
Appeal Date: 3/21/2019
Board Decision 3/21/2019: Because an A2 survey was filed which reflected .11 acres the land area is correct and the value is confirmed. The chairman made a motion for no change. Mitchell seconded the motion and it passed unanimously.
R2018 Acct#305505 Orig. Assmt: \$500,360
Mailed Date: 3/22/2019

A motion for adjournment was made by the chairman at 7:50 p.m. and the motion was seconded by Parfitt. The motion passed with a unanimous vote.

These minutes were approved as written on March 23, 2019. The motion was made by Mitchell, seconded by Parfitt. Motion passed with a unanimous vote.

Respectfully submitted,


Jennifer Lineaweaver
Clerk to the Board of Assessment Appeals