

Town of Groton
Board of Assessment Appeals
October 1, 2018 Grand List
March 23, 2019 Session Minutes

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The Board of Assessment Appeals met on Saturday, March 23 2019 at the Groton Town Hall. The meeting was called to order at 9:03 a.m. by the chairman. Charles Stevens, James Mitchell, John Parfitt & 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.

Let the minutes reflect John Piacenza entered the meeting at 9:05am.

Property Owner: Hulsizer Philip
Property Location: 972 Shennecossett Rd PIN: 168708981326
Appeal Date: 3/23/2019

Board Decision 3/23/2019: Based upon a review of the evidence the appellant thought the value had changed on 972 not 972R Shennecossett Rd. 972 has a stipulated judgment in place and there is no dispute on the value of 972. Therefore regarding 972R which was the actual property in dispute, the chairman made a motion for no change. The motion was seconded by Piacenza and it passed unanimously.

R2018 Acct#200257 Orig. Assmt: \$239,330
Mailed Date: 3/25/2019

Property Owner: Newbury Catherine
Property Location: 275 Thames St PIN: 300066
Appeal Date: 3/23/2019

Board Decision 3/23/2019: Based upon the personal property declaration completed during the hearing, the change in value including the 25% penalty is \$981. Stevens made a motion to accept this change and Piacenza seconded. The motion passed unanimously.

P2018 Acct#201227 Orig. Assmt: \$4,240 Adj. Assmt: \$981
Mailed Date: 3/25/2019

Property Owner: Tranchida Paul
Property Location: 509 Military Highway PIN: 168905199987
Appeal Date: 3/23/2019

Board Decision 3/23/2019: Based on the provisions of the General Statutes of Connecticut, Volume 4, Title 12, Chapter 203, Section 12-111, the board, having made a decision for the 2017 Grand List to reduce the gross assessment on the property in appeal since the last revaluation, is prohibited by statute from making any further changes until the next revaluation. Stevens made a motion for no change. Piacenza seconded the motion and it passed unanimously.

R2018 Acct#311182 Orig. Assmt: \$131,110
Mailed Date: 3/25/2019

Property Owner: Bergendahl Paul & Ann
 Property Location: 51 Front St PIN: 260820907829
 Appeal Date: 3/21/2019
 Board Decision 3/23/2019: Based upon a review of the evidence, Mitchell made a motion to change the Cost & Design Factor from 20% to 35%, resulting in an assessed value of \$531,160. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#301002 Orig. Assmt: \$578,690 Adj. Assmt: \$531,160
 Mailed Date: 3/25/2019

Property Owner: Simoncini Susan
 Property Location: Allyn St PIN: 261917123337
 Appeal Date: 3/21/2019
 Board Decision 3/23/2019: Based upon a review of the unimproved land and the utilities and infrastructure needed for them to be developed, the chairman made a motion to apply a 30% reduction to the land bringing the assessed value to \$58,450. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#310244 Orig. Assmt: \$83,510 Adj. Assmt: \$58,450
 Mailed Date: 3/25/2019

Property Owner: Simoncini Susan
 Property Location: Allyn St PIN: 261913125640
 Appeal Date: 3/21/2019
 Board Decision 3/23/2019: Based upon a review of the unimproved land and the utilities and infrastructure needed for them to be developed, the chairman made a motion to apply a 30% reduction to the land bringing the assessed value to \$44,800. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#310243 Orig. Assmt: \$63,980 Adj. Assmt: \$44,800
 Mailed Date: 3/25/2019

Property Owner: Simoncini Susan
 Property Location: Whitehall La PIN: 261913123660
 Appeal Date: 3/21/2019
 Board Decision 3/23/2019: Based upon a review of the unimproved land and the utilities and infrastructure needed for them to be developed, the chairman made a motion to apply a 30% reduction to the land bringing the assessed value to \$46,690. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#310242 Orig. Assmt: \$66,710 Adj. Assmt: \$46,690
 Mailed Date: 3/25/2019

Property Owner: Simoncini Susan
 Property Location: Allyn St PIN: 261917125398
 Appeal Date: 3/21/2019
 Board Decision 3/23/2019: Based upon a review of the unimproved land and the utilities and infrastructure needed for them to be developed, the chairman made a motion to apply a 30% reduction to the land bringing the assessed value to \$58,450. Marchand seconded the motion and it passed unanimously.
 R2018 Acct#310241 Orig. Assmt: \$70,910 Adj. Assmt: \$58,450
 Mailed Date: 3/25/2019

Property Owner: Simoncini Stephen; Simoncini Susan-present
 Property Location: 25 Whitehall La PIN: 261913122529
 Appeal Date: 3/23/2019

Board Decision 3/23/2019: Based upon a review of the unimproved land and the utilities and infrastructure needed for them to be developed, the chairman made a motion to apply a 30% reduction to the land bringing the assessed value to \$47,250. Marchand seconded the motion and it passed unanimously.

R2018 Acct#310244 Orig. Assmt: \$67,750 Adj. Assmt: \$47,250
 Mailed Date: 3/25/2019

Property Owner: Lynch Jennifer & Martin; Karen Jablonski- Agent
 Property Location: 839 Eastern Point Rd PIN: 168819509335
 Appeal Date: 3/21/2019

Board Decision 3/23/2019: Based upon a review of the history and the appraisal and given the highly desirable nature of the property and the quality of the home, Parfitt made a motion for no change. Marchand seconded the motion and it passed unanimously.

R2018 Acct#306739 Orig. Assmt: \$619,150
 Mailed Date: 3/25/2019

Property Owner: Command Technologies; Igor Boris
 Property Location: 404 Thames St PIN: 207460
 Appeal Date: 3/20/2019

Board Decision 3/23/2019: Based upon the evidence and testimony submitted and a review of the audit done by Town staff, the chairman made a motion to change the number for 2015 to \$217,315; for 2016 to \$232,740; for 2017 to \$227,185 and for 2018 to \$121,810. Piacenza seconded the motion and it passed unanimously.

P2018 Acct#200433	Orig. Assmt: \$232,120	Adj. Assmt: \$121,810
P2017	Orig. Assmt: \$238,460	Adj. Assmt: \$227,185
P2016	Orig. Assmt: \$254,980	Adj. Assmt: \$232,740
P2015	Orig. Assmt: \$250,580	Adj. Assmt: \$217,314

Mailed Date: 3/25/2019

Property Owner: Ice Cube Building LLC; Atty David Gussak
 Property Location: 541 Eastern Point Rd PIN: 1688144381
 Appeal Date: 3/20/2019

Board Decision 3/23/2019: Based upon a review of the evidence and testimony submitted, and a review of the value based on the income approach, the chairman made a motion to reduce the assessment to: \$1,801,030.

R2018 Acct#305418 Orig. Assmt: \$1,906,100 Adj. Assmt: \$1,801,030
 Mailed Date: 3/25/2019

Property Owner: Riverview Business Properties LLC; Igor Boris
 Property Location: 402 Thames St PIN: 168806393587
 Appeal Date: 3/20/2019

Board Decision 3/23/2019: The evidence and testimony submitted were not sufficient to convince the Board that the assigned value was improper. Stevens made a motion for no change. Piacenza seconded the motion and it passed unanimously.

R2018 Acct#309341 Orig. Assmt: \$1,412,180
 Mailed Date: 3/25/2019

Property Owner: Mystic Art Association
 Property Location: 4 Bindloss Rd PIN: 261910368668
 Appeal Date: 3/20/2019

Board Decision 3/23/2019: Let the record reflect that David Madacsi (President), Mary Anne Stets (Chair), Susan Fisher (Executive Director) & Bill Furgueson (Executive Director) were present on behalf of Mystic Art Association. The chairman makes a motion, for each of the four years, that based upon the evidence and testimony, the Mystic Museum of Art was not engaged in any actions or activities with this property that were consistent with their charitable tax exempt status and that the removal of the tax exempt status was appropriate. Marchand seconded the motion. Let the minutes reflect that John Parfitt abstained from the vote since he was not present for the hearing. It will be an individual vote for each of the years. For 2015-2017, three voted in favor, one voted against, and one abstention. For 2018, the motion passed unanimously.

R2018 Acct#303985 Orig. Assmt: \$358,820
 R2017 Acct#313014 Orig. Assmt: \$419,160
 R2016 Acct#313037 Orig. Assmt: \$419,160
 R2015 Acct#313019 Orig. Assmt: \$464,100

Mailed Date: 3/25/2019

Property Owner: Coughlin Linda
 Property Location: 848 Noank Rd PIN: 260816846627
 Appeal Date: 3/20/2019

Board Decision 3/23/2019: The appraisal submitted is completely unpersuasive regarding land and building value however a review of the records indicates that flood zone consideration and adjustment for convoluted shore line should have been considered. The chairman made a motion to adjust the land assessment to \$859,670 & to leave the home at \$677,600 for a total assessed value 1,537,270. Mitchell seconded the motion. The motion passed unanimously.

R2018 Acct#302511 Orig. Assmt: \$1,664,670 Adj. Assmt:\$1,537,270
 Mailed Date: 3/25/2019

Property Owner: Gehlmeyer Robert Jr; Bob Silverstein Agent
 Property Location: 96 Boardwalk PIN: 260709169036
 Appeal Date: 3/21/2019

Board Decision 3/23/2019: Based upon a review of the evidence, the board is unpersuaded that the values assigned by the town are incorrect. Stevens made a motion for no change. Parfitt seconded the motion and it passed unanimously

R2018 Acct#304174 Orig. Assmt: \$637,210
 Mailed Date: 3/25/2019

Property Owner: Gehlmeyer Robert Jr; Bob Silverstein Agent
 Property Location: 338 West Shore PIN: 260709261124
 Appeal Date: 3/21/2019

Board Decision 3/23/2019: Based upon a review of the evidence, the board is unpersuaded that the values assigned by the town are incorrect. Stevens made a motion for no change. Parfitt seconded the motion and it passed unanimously

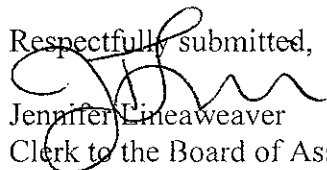
R2018 Acct#304175 Orig. Assmt: \$439,460
 Mailed Date: 3/25/2019

During the meeting the board reviewed the memorandum from Mary Gardner to Cindy Landry dated 3/29/16 regarding a Town of Groton draft ordinance and resolution waiver of penalty for income and expense reports. Discussion by the board established a strong consensus that the need for the penalty waiver is necessary in limited and appropriate cases. The consensus of the Board is that the draft ordinance and resolution provides this relief. The chairman made a motion that a letter from the Board of Assessment Appeals be sent to the Town Council endorsing the concept of the draft ordinance and resolution. Parfitt seconded the motion and it passed unanimously.

A motion for adjournment was made by Mitchell at 1:20p.m. and the motion was seconded by Marchand. The motion passed with a unanimous vote.

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

Respectfully submitted,



Jennifer Lineaweaver

Clerk to the Board of Assessment Appeals

