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**Town of Groton**  
**Board of Assessment Appeals**  
**October 1, 2023 Grand List**  
**March 26, 2024 Session Minutes**

2024 MAR 27 PM 3:21

The Board of Assessment Appeals met on Tuesday, March 26, 2024 at the Groton Town Hall. Members in attendance were Donald C. Marchand, Jr., James Mitchell, and John F. Piacenza. Also in attendance was Kristy Kupec, Assistant Assessor. The meeting was called to order at 2:06 p.m. by Mitchell. The board will sit for appeals on the October 1, 2023 Grand Lists and the October 1, 2022 Supplemental Motor Vehicle Grand List.

Property Owner: PFIZER / REP SHAWN SMITH ESQ  
Property Location: 445 EASTERN POINT RD PIN: 168818427055  
Appeal Date: 03/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Board Decision: 03/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Piacenza made motion for no change. Mitchell seconded, motion passed unanimously 3-0.  
R2023 List #: 308769 Original Assmt: \$33,182,100  
Mailed Date: 03/27/2024

Property Owner: PFIZER / REP SHAWN SMITH ESQ  
Property Location: EASTERN POINT RD PIN: 168815526760  
Appeal Date: 03/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Board Decision: 03/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Piacenza made motion for no change. Mitchell seconded, motion passed unanimously 3-0.  
R2023 List #: 308762 Original Assmt: \$275,399,600  
Mailed Date: 03/27/2024

Property Owner: CHARTER OAK FEDERAL CREDIT UNION / REP GARY GREENE  
Property Location: 32 CHICAGO AVE PIN: 168807571654  
Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA  
Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Marchand made motion for no change. Piacenza seconded, motion passed unanimously 3-0.  
R2023 List #: 302127 Original Assmt: \$1,783,180  
Mailed Date: 03/27/2024

Property Owner: ELECTRIC BOAT CORP / REP JOHN SEDENSKY & SARAH  
KATSOV / VIA PHONE GREGORY SERVODIDIO ESQ  
Property Location: 0 EASTERN POINT RD PIN: 168810379073  
Appeal Date: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
Attorney Servodidio disagreed with omission of building value on original 2023 Grand List assessment being added back. Piacenza made motion for no change. Marchand seconded, motion passed unanimously 3-0.  
R2023 List #: 303417 Original Assmt: \$699,417,170  
Mailed Date: 03/27/2024

The board took a recess at 3:17pm. The board went back into session at 3:29pm.

Property Owner: AHEPA 250-III INC / REP GREGORY SERVODIDIO ESQ  
 Property Location: 251 DROZDYK DR PIN: 169917210394  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
 Marchand made motion for no change. Piacenza seconded, motion passed unanimously 3-0.  
 R2023 List #: 300261 Original Assmt: \$2,203,040  
 Mailed Date: 03/27/2024

Property Owner: WESTINGHOUSE DBA BHI / WESTINGHOUSE / REP CHRIS STILLES  
 Property Location: 75 EASTERN POINT RD PIN: 301381  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
 Representative states that they lease the product and are not the ones responsible for this. There was no declaration was filed for the 2023 Grand List. Marchand made motion for no change, and stated no declaration was filed. Piacenza seconded, motion passed unanimously 3-0. During other deliberations, documents were emailed. The board reviewed and discovered the declaration was not signed per statute. Piacenza made motion for no change. Mitchell seconded, motion passed 3-0, Dion abstained.  
 P2023 List #: 201774 Original Assmt: \$4,530,310  
 Mailed Date: 03/27/2024

Property Owner: BHI ENERGY POWER SERVICES LLC AKA WESTINGHOUSE / REP CHRIS STILLES  
 Property Location: 75 EASTERN POINT RD PIN: 298706  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
 Representative states that they lease the product and are not the ones responsible for this. There was no declaration was filed for the 2023 Grand List. Marchand made motion for no change, and stated no declaration was filed. Piacenza seconded, motion passed unanimously 3-0. During other deliberations, documents were emailed. The board reviewed and discovered the declaration was not signed per statute. Piacenza made motion for no change. Mitchell seconded, motion passed 3-0, Dion abstained.  
 P2023 List #: 200228 Original Assmt: \$4,517,310  
 Mailed Date: 03/27/2024

Property Owner: RUSSELL MEREDITH E  
 Property Location: 2 GOVERNORS CIR PIN: 404232  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL

Meredith Russell withdrew her appeal after meeting with the board.  
 MVS2022 List #: 404232 Original Assmt: \$12,110  
 Mailed Date: 03/27/2024

Property Owner: M T U – AERO ENGINES AG DBA M T U - AERO ENGINES NORTH AMERICA / REP CHRIS STILLES  
 Property Location: 839 POQUONNOCK RD PIN: 296685

Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA  
 Marchand made motion for no change due to failure to file declaration by statute due date.  
 Piacenza seconded, motion passed unanimously 3-0.  
 P2023 List #: 200987 Original Assmt: \$37,460  
 Mailed Date: 03/27/2024

Let the minutes reflect that MATTHEW DION joined the deliberations at 4:25 pm.

Property Owner: 100 FORT HILL ROAD LLC / REP PAUL BREGLIO  
 Property Location: 100 FORT HILL RD PIN: 169808779847  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 New Owner of building states building is in need of repairs and upgrading. Mostly vacant.  
 Piacenza made motion for no change. Dion seconded, motion passed unanimously 4-0.  
 R2023 List #: 300005 Original Assmt: \$589,190  
 Mailed Date: 03/27/2024

Property Owner: RUIZ NICOLE E & RAFAEL A  
 Property Location: 15 ZION CT PIN: 169812862672  
 Appeal Date: 3/13/2024 NO SHOW  
 NO SHOW  
 R2023 List #: 309672 Original Assmt: \$90,020  
 Mailed Date: 03/27/2024

Property Owner: PENSON-RODRIGUEZ VIVIANA M  
 Property Location: 74 LEDYARD AVE PIN: 168806496152  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 Owner states that home is overvalued after upgrades based on market and would have been valued even less in 2021. Dion made motion for no change. Marchand seconded, motion passed unanimously 4-0.  
 R2023 List #: 309520 Original Assmt: \$327,950  
 Mailed Date: 03/27/2024

Property Owner: DWYER GARY THOMAS  
 Property Location: 4 WOODLAND DR WEST PIN: 169917005697  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 Owner states that home needs updating. Piacenza made motion for no change. Dion seconded, motion passed unanimously 4-0.  
 R2023 List #: 311654 Original Assmt: \$187,600  
 Mailed Date: 03/27/2024

Property Owner: HENDERSON JOHN J  
 Property Location: 16 MIDDLEFIELD ST PIN: 260710465567  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL,  
 DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 Owner states that there is no view, neighbors do not have one but he has a view factor. Mitchell  
 made motion to remove VIEW factor of 5%. Piacenza seconded, motion passed unanimously  
 4-0.  
 R2023 List #: 305026 Original Assmt: \$453,460 Adj. Assmt: \$440,860  
 Mailed Date: 03/27/2024

Property Owner: RICCARDI SALVATORE  
 Property Location: 27 WEST MYSTIC AVE PIN: 261805284700  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL,  
 DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 Owner states that view is not better than neighbors but he has a higher view factor. Piacenza  
 made motion for no change. Marchand seconded, motion passed unanimously 4-0.  
 R2023 List #: 309326 Original Assmt: \$605,150  
 Mailed Date: 03/27/2024

Property Owner: FALCONE JAMES J (DECD) / REP JEFFREY LONDREGAN ESQ  
 Property Location: 38 EAST SHORE AVE PIN: 260710478282  
 Appeal Date: 3/13/2024 with PARFITT, MARCHAND, PIACENZA, MITCHELL,  
 DION  
 Board Decision: 3/26/2024 with MARCHAND, MITCHELL, PIACENZA, DION  
 Attorney Londregan states that house is overpriced based on appraisal in comparison to other  
 properties in the area. Marchand made motion to make market adjustment of -5% to building  
 value. Piacenza seconded, motion passed unanimously 4-0.  
 R2023 List #: 303584 Original Assmt: \$2,473,660 Adj. Assmt: \$2,432,740  
 Mailed Date: 03/27/2024

Property Owner: WINTERFELL WINDHAM FALLS CT OWNER LLC / REP MICHAEL  
 CORREIA W/RYAN LLC  
 Property Location: 425 DROZDYK DR PIN: 169918312741  
 Appeal Date: 3/13/2024 WITHDRAW  
 WITHDRAW  
 R2023 List #: 312102 Original Assmt: \$16,888,900  
 Mailed Date: 03/27/2024

Property Owner: ARC CAFEHLD001 LLC / REP MICHAEL CORREIA W/RYAN LLC  
 Property Location: 687 LONG HILL RD PIN: 169805086635  
 Appeal Date: 3/13/2024 WITHDRAW  
 WITHDRAW  
 R2023 List #: 300492 Original Assmt: \$1,118,950  
 Mailed Date: 03/27/2024

Property Owner: VEOLIA TECH SOLUTIONS LLC DBA VEOLIA TECH SOLUTIONS  
LLC / REP ANGIE PRUYN W/RYAN LLC  
Property Location: 441 EASTERN POINT RD PIN: 298195  
Appeal Date: 3/26/2024 WITHDRAW  
WITHDRAW  
R2023 List #: 201718 Original Assmt: \$ 15,320  
Mailed Date: 03/27/2024

Piacenza made a motion to accept the minutes for March 13, 2024; Marchand seconded the motion and the motion passed unanimously 4-0.

Piacenza made a motion to accept the minutes for March 26, 2024; Dion seconded the motion and the motion passed unanimously 4-0.

A motion for adjournment was made at 06:46pm by Mitchell, seconded by Piacenza and the motion passed unanimously.

Respectfully submitted,

Kristy Kupec  
Assistant Assessor  
Clerk for BAA



**To:** Groton Board of Assessment Appeals  
**From:** Mary Gardner, Assessor  
**Date:** 2/5/2024  
**Re:** 2023 GL Assessment Changes Summary for Prior Appeals

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Dear Board Members,

This memo is to meet the requirements of Connecticut General Statute 12-111 whereby the assessor notifies the board of assessment appeals when the gross assessment of a property established by the board has been changed by the assessor prior to the next revaluation.

*CGS 12-111 (4) in part:*

*(4) When the board increases or decreases the gross assessment of any taxable real property or interest therein, the amount of such gross assessment shall be fixed until the assessment year in which the municipality next implements a revaluation of all real property pursuant to section [12-62](#), unless the assessor increases or decreases the gross assessment of the property to (A) comply with an order of a court of jurisdiction, (B) reflect an addition for new construction, (C) reflect a reduction for damage or demolition, or (D) correct a factual error by issuance of a certificate of correction. Notwithstanding the provisions of this subsection, if, prior to the next revaluation, the assessor increases or decreases a gross assessment established by the board for any other reason, the assessor shall submit a written explanation to the board setting forth the reason for such increase or decrease. The assessor shall also append the written explanation to the property card for the real estate parcel whose gross assessment was increased or decreased.*

Current valuations are a result of the 2021 Revaluation of Real Estate.



The property at **21 Prospect St, GLP** was appealed to the board for the 2022 grand list. The assessment was changed for the 2023GL due to a Certificate of Occupancy issued for new construction to include a patio. The new assessment for the 2023GL is \$1,069,320. The minutes from the deliberation follow.

Property Owner: VIGGIANO ANTHONY G & SHARON C / REP TODD EVERS  
Property Location: 21 PROSPECT ST PIN: 260710456043  
Appeal Date: 4/25/2023 with PARFITT, MITCHELL, MARCHAND  
Board Decision: 4/25/2023 with PARFITT, MITCHELL, MARCHAND  
States the land is in a flood zone. Marchand made a motion to add -5% AE Flood Zone factor to land. Parfitt seconded the motion and it passed unanimously.  
R2022 List #: 311474 Original Assmt: \$745,290 Adj. Assmt: \$731,150  
Mailed Date: 4/26/2023

The property at **32 St. Paul Court** was appealed to the board for the 2022 grand list. The assessment was changed for the 2023GL due to a Certificate of Occupancy issued for a newly construction porch. The new assessment for the 2023GL is \$115,500. The minutes from the deliberation follow.

Property Owner: PARFITT JOHN W JR & DANA C  
Property Location: 32 ST PAUL CT PIN: 169808775544  
Appeal Date: 4/18/2023 with MARCHAND, PIACENZA, MITCHELL  
Board Decision: 4/18/2023 with MARCHAND, PIACENZA, MITCHELL  
Mitchell made motion for -25% on Land for Location. No second, motion fails. Piacenza made motion for -50% on Land for Location. Mitchell second, motion passed 2-1, Marchand objected. Motion passed.  
R2022 List #: 308470 Original Assmt: \$119,910 Adj. Assmt: \$108,920  
Mailed Date: 4/24/2023

The property at **0 Eastern Point Rd** was appealed to the board for the 2021 and 2022 grand lists. The assessment was changed for the 2023GL due to the completion of several buildings located at the property. The new assessment for the 2023GL is \$677,166,700. The minutes from the deliberation follow.

Property Owner: ELECTRIC BOAT CORP / REP JOHN SEDENSKY  
Property Location: 0 EASTERN POINT RD PIN: 168810379073  
Appeal Date: 4/18/2023 with PARFITT, MARCHAND, PIACENZA  
Board Decision: 4/18/2023 with PARFITT, MARCHAND, PIACENZA  
Parfitt made motion for no change. Piacenza seconded, motion passed unanimously 3-0.  
R2022 List #: 303408 Original Assmt: \$224,832,218  
Mailed Date: 4/24/2023

The property at **9 Beach Rd** was appealed to the board for the 2022 grand list. The assessment was changed for the 2023GL due to the issuance of a Certificate of Occupancy for new a new dwelling. The new assessment for the 2023GL is \$705,320. The minutes from the deliberation follow.

Property Owner: GIDIUS HEIDI A & THOMAS J  
Property Location: 9 BEACH RD PIN: 260710452679  
Appeal Date: 4/18/2023 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
Board Decision: 4/25/2023 with PARFITT, MITCHELL, MARCHAND, DION  
Marchand made motion for no change. Dion seconded the motion and it passed unanimously.  
R2022 List #: 304271 Original Assmt: \$658,350  
Mailed Date: 4/26/2023

The property at **435 High Street Lot 45** was appealed to the board for the 2022 grand list. The assessment was changed for the 2023GL due to the issuance of a Certificate of Occupancy for a new mobile home. The new assessment for the 2023GL is \$54,180. The minutes from the deliberation follow.

Property Owner: R G WHIPPLE INC / REP MYRIAM CLARKSON  
Property Location: 435 HIGH ST (OLD MYSTIC) L45 PIN: 261914238703 M045  
Appeal Date: 4/18/2023 with PARFITT, MARCHAND, PIACENZA, MITCHELL, DION  
Board Decision: 4/25/2023 with PARFITT, MITCHELL, MARCHAND, DION  
Rep stated that they appealed the wrong unit and were withdrawing, and would provide an official withdrawal. Parfitt made motion for no change. Dion seconded the motion and it passed unanimously.  
R2022 List #: 309104 Original Assmt: \$46,200  
Mailed Date: 4/26/2023

The property at **0 Eastern Point Road** was appealed to the board for the 2021 grand list. The assessment was changed for the 2023GL due to property improvements made to several buildings on site. The new assessment for the 2023GL is \$275,399,600 The minutes from the deliberation follow.

Property Owner: PFIZER / REP SHAWN SMITH  
Property Location: EASTERN POINT RD PIN: 168815526760  
Appeal Date: 3/14/2022 with PIACENZA  
Board Decision: 03/21/2022  
Piacenza made motion for no change. Marchand seconded the motion and it passed unanimously.  
R2021 List #: 308730 Original Assmt: \$271,707,100  
Mailed Date: 03/22/2022



The property at **445 Eastern Point Road** was appealed to the board for the 2021 grand list. The assessment was changed for the 2023GL due to property improvements made to buildings on site. The new assessment for the 2023GL is \$ 33,182,100. The minutes from the deliberation follow.

Property Owner: PFIZER / REP SHAWN SMITH  
Property Location: 445 EASTERN POINT RD PIN: 168818427055  
Appeal Date: 3/14/2022 with PIACENZA  
Board Decision: 03/21/2022  
Piacenza made motion for no change. Marchand seconded the motion and it passed unanimously.  
R2021 List #: 308737 Original Assmt: \$28,028,060  
Mailed Date: 03/22/2022

The property at **312 West Shore Ave** was appealed to the board for the 2021 grand list. The 2022 and 2023 Grand Lists were changed due to a construction of a dock in 2022, and renovation of the dwelling in 2023. The new assessment for the 2023GL is \$614,530. The minutes from the deliberation follow.

Property Owner: 312 WEST SHORE AVE / REP PAUL HARDING  
Property Location: 312 WEST SHORE AVE PIN: 260710255871  
Appeal Date: 03/10/2022 with MARCHAND  
Board Decision: 03/31/2022  
Marchand made motion to change waterfront linear frontage from 61 to 38. Mitchell seconded the motion and it passed unanimously.  
R2021 List #: 300055 Original Assmt: \$597,520 Adj. Assmt: \$500,920  
Mailed Date: 04/01/2022

The property at **64 Meridian Street** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to a permit for central air in 2023. The new assessment for the 2023GL is \$211,050. The minutes from the deliberation follow.

Property Owner: YOUNG MARK & KIRSTEN  
Property Location: 64 MERIDIAN ST PIN: 168918415703  
Appeal Date: 03/17/2022 with MITCHELL  
Board Decision: 03/21/2022  
Owner states that property card states the kitchen was remodeled. Mitchell made motion to have remodel removed. Piacenza seconded the motion and it passed unanimously. While there was a change in the record, there was no change in assessment.  
R2021 List #: 312227 Original Assmt: \$207,130  
Mailed Date: 03/22/2022

The property at **561 Long Hill Road** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were changed due to a stipulated judgment. The new assessment for the 2023GL is \$1,645,000. The minutes from the deliberation follow.

Property Owner: ARCHLAND PROPERTY I LLC / C/O MCDONALDS CORPORATION  
/ REP ATTY PAUL DORSI

Property Location: 561 LONG HILL RD PIN: 168808996705

Appeal Date: 03/14/2022 with PIACENZA

Board Decision: 03/29/2022

Marchand made motion for no change. Parfitt seconded the motion and it passed unanimously.

R2021 List #: 300487 Original Assmt: \$1,937,600

Mailed Date: 03/30/2022

The property at **1145 Poquonnock Road** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were changed due to a stipulated judgment. The new assessment for the 2023GL is \$12,740,000. The minutes from the deliberation follow.

Property Owner: GROTON REGENCY REALTY LLC / REP LAURA BELLOTTI  
CARDILLO

Property Location: 1145 POQUONNOCK RD PIN: 169810379229

Appeal Date: 03/14/2022 with PIACENZA

Board Decision: 03/31/2022

Owner states that they decommissioned 30 beds/units and property is valued too high. Parfitt made motion for no change. Mitchell seconded the motion and it passed unanimously.

R2021 List #: 304646 Original Assmt: \$22,272,460

Mailed Date: 04/01/2022

The property at **11 Ledgewood Road** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were changed due to a stipulated judgment. The new assessment for the 2023GL is \$43,610,000. The minutes from the deliberation follow.

Property Owner: MERION GROTON LP / REP MICHAEL CORREIA

Property Location: 11 LEDGEWOOD RD PIN: 169917116611

Appeal Date: 03/14/2022 with PIACENZA

Board Decision: 03/29/2022

Parfitt made motion for no change. Marchand seconded the motion and it passed unanimously.

R2021 List #: 307371 Original Assmt: \$44,502,010

Mailed Date: 03/30/2022

The property at **261 High St (Mystic)** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to construction of a new garage. The new assessment for the 2023GL is \$434,210. The minutes from the deliberation follow.

Property Owner: KALLA DAVID A & EILEEN K  
Property Location: 261 HIGH ST (MYSTIC) PIN: 261918321274  
Appeal Date: 03/16/2022 with MARCHAND  
Board Decision: 03/24/2022  
Marchand made motion for no change. Mitchell seconded the motion and it passed unanimously.  
R2021 List #: 305752 Original Assmt: \$407,610  
Mailed Date: 03/25/2022

The property at **1221 Flanders Road** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to construction of a new horse shed. The new assessment for the 2023GL is \$676,620. The minutes from the deliberation follow.

Property Owner: NEFF WAYNE & DAVIS PATRICIA L  
Property Location: 1221 FLANDERS RD PIN: 270018316660  
Appeal Date: 03/11/2022 with MARCHAND  
Board Decision: 03/29/2022  
Owner states there are boulders still on property and unable to move; waiting on reimbursement from Groton when moved. Also states issue with selling until this is settled. Owner mentioned conservation easement. Piacenza made motion for no change. Marchand seconded the motion and it passed unanimously.  
R2021 List #: 307982 Original Assmt: \$667,730  
Mailed Date: 03/30/2022

The property at **84 Ramsdell Street** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to change in acreage. The new assessment for the 2023GL is \$245,980. The minutes from the deliberation follow.

Property Owner: WHIPPLE ALBERT E JR  
Property Location: 84 RAMSDELL ST PIN: 168918314679  
Appeal Date: 03/14/2022 with MARCHAND  
Board Decision: 03/21/2022  
Owner states comparable house is \$30k less. Marchand made motion for no change. Mitchell seconded the motion and it passed unanimously.  
R2021 List #: 311855 Original Assmt: \$241,780  
Mailed Date: 03/22/2022

The property at **40 Antonino Road** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to change in acreage. The new assessment for the 2023GL is \$99,470. The minutes from the deliberation follow.

Property Owner: 40 ANTONINO RD LLC  
Property Location: 40 ANTONINO RD PIN: 169909162688  
Appeal Date: 03/21/2022 with PARFITT, MITCHELL, PIACENZA, MARCHAND  
Board Decision: 03/23/2022  
Owner states building is in poor condition. Marchand made motion to change Grade from C to D. Piacenza seconded the motion and it passed unanimously.  
R2021 List #: 300082 Original Assmt: \$134,330 Adj. Assmt: \$98,070  
Mailed Date: 03/24/2022

The property at **112 Boardwalk** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to acreage change. The new assessment for the 2023GL is \$873,180. The minutes from the deliberation follow.

Property Owner: KANABIS ANGELA  
Property Location: 112 BOARDWALK PIN: 260709166117  
Appeal Date: 03/16/2022 with MITCHELL  
Board Decision: 03/30/2022  
Mitchell made motion to add influence factor of -5% on land for location. Piacenza seconded the motion and it passed unanimously.  
R2021 List #: 305762 Original Assmt: \$888,230 Adj. Assmt: \$868,210  
Mailed Date: 03/31/2022

The property at **237 Ocean View Ave** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to permits for Mitsubishi heat pump. The new assessment for the 2023GL is \$241,220. The minutes from the deliberation follow.

Property Owner: CONSAGRA SUSAN L  
Property Location: 237 OCEAN VIEW AVE PIN: 261805076978  
Appeal Date: 03/11/2022 with MITCHELL  
Board Decision: 03/24/2022  
Parfitt made motion for no change. Parfitt repeated motion for no change. There was no second so motion failed. Marchand made motion to change Condition/CDU from Good/Good to Ave/Ave. Dion seconded the motion and it passed 4-0. Piacenza abstained from the vote.  
R2021 List #: 302423 Original Assmt: \$255,360 Adj. Assmt: \$237,720  
Mailed Date: 03/25/2022

The property at **17 Litton Avenue and 42 Litton Avenue** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were reduced for stipulated judgments. The new assessments for the 2023GL are \$4,411,820 and \$6,368,180 respectively. The minutes from the deliberation follow.

Property Owner: GROTON VENTURES LLC & GROTON VENTURES 2 LLC / REP  
DOV BRAUNSTEIN  
Property Location: 17 LITTON AVE PIN: 168811763184  
Appeal Date: 03/18/2022 with PIACENZA  
Board Decision: 03/25/2022  
Piacenza made motion to correct number of units from 83 to 59 and updated appraised value to \$6,441,200. Marchand seconded the motion and it passed unanimously.  
R2021 List #: 304650 Original Assmt: \$6,322,470 Adj. Assmt: \$4,508,840  
Mailed Date: 03/28/2022

Property Owner: GROTON VENTURES LLC & GROTON VENTURES 2 LLC / REP  
DOV BRAUNSTEIN  
Property Location: 42 LITTON AVE PIN: 168812765095  
Appeal Date: 03/18/2022 with Piacenza  
Board Decision: 03/25/2022  
Piacenza made motion to correct record from 83 to 82 units and updated appraised value to \$9,236,000. Mitchell seconded the motion and it passed unanimously.  
R2021 List #: 304651 Original Assmt: \$6,557,530 Adj. Assmt: \$6,465,200  
Mailed Date: 03/28/2022

The property at **40 Slocomb Terrace** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due the addition of a one-half bath. The new assessment for the 2023GL is \$102,970. The minutes from the deliberation follow.

Property Owner: HAUPT ADRIAN & REBECCA J  
Property Location: 40 SLOCOMB TERR PIN: 168918317003  
Appeal Date: 03/18/2022 with MITCHELL  
Board Decision: 03/21/2022  
Mitchell made motion to change Grade from C to C-, Condition/CDU from GOOD to AVERAGE. Piacenza seconded the motion and it passed unanimously.  
R2021 List #: 304932 Original Assmt: \$124,740 Adj. Assmt: \$101,850  
Mailed Date: 03/22/2022

The property at **915 Poquonnock Road** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were reduced for stipulated judgments. The new assessments for the 2023GL are \$13,790,000. The minutes from the deliberation follow.

Property Owner: SUELLEN KADIS LLC & M SUISMAN GSM LLC & J SUISMAN GSM LLC & N DAVIS GSM LLC / REP AMY BLUME  
Property Location: 915 POQUONNOCK RD PIN: 169809272389  
Appeal Date: 03/14/2022 with PIACENZA  
Board Decision: 03/25/2022  
Parfitt made motion for no change. Piacenza seconded the motion and it passed unanimously.  
R2021 List #: 310783 Original Assmt: \$16,544,500  
Mailed Date: 03/28/2022

The property at **33 Spring St (fka 37 Spring St Rear)** was appealed to the board for the 2021 grand list. The 2023 Grand List was changed due to partial completion of a full renovation of the dwelling. The new assessment for the 2023GL is \$661,150. The minutes from the deliberation follow.

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Property Owner: KARSTEN VERENA & DRISCOLL KEVIN F  
Property Location: 37 SPRING ST PIN: 260708883458  
Appeal Date: 03/14/2022 with DION  
Board Decision: 03/28/2022  
Owner states that house was gutted as of 10/1/2021 and dock is no longer there. Dion made motion for no change. Piacenza seconded the motion and it passed unanimously.  
R2021 List #: 305790 Original Assmt: \$872,340  
Mailed Date: 03/29/2022

The property at **54 Boardwalk** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were changed per stipulated judgment. The new assessment for the 2023GL is \$892,500. The minutes from the deliberation follow.

Property Owner: MILLSOM GEOFFREY W & KEVIN C & ADAM J TRUSTEES  
Property Location: 54 BOARDWALK PIN: 260710256428  
Appeal Date: 03/17/2022 with PIACENZA  
Board Decision: 03/30/2022  
Owner states property is landlocked, cannot get heavy equipment to house if works needs to be done, have to make many trips from car to get to house. Piacenza made motion for no change. Marchand seconded the motion and it passed unanimously.  
R2021 List #: 307487 Original Assmt: \$1,035,020  
Mailed Date: 03/31/2022

The property at **10 Weston** was appealed to the board for the 2021 grand list. The 2021, 2022 and 2023 Grand Lists were changed per stipulated judgment. The new assessment for the 2023GL is \$1,925,000. The minutes from the deliberation follow.

Property Owner: 10 WESTON LLC / REP BETH STEELE

Property Location: 10 WESTON RD

PIN: 260714330494

Appeal Date: 03/18/2022 with MITCHELL

Board Decision: 03/31/2022

Mitchell made motion for no change. Dion seconded the motion and it passed unanimously.

R2021 List #: 300003 Original Assmt: \$2,385,600

Mailed Date: 04/01/2022