



BOARD OF ASSESSMENT APPEALS APPLICATION

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 20, 2020 22, 2021
 Please complete all sections of the application with an asterisk
 Return application to address shown at the right

Applications may be sent to:
 Board of Assessment Appeals
 C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

<p align="center">* Property Owner</p> Name <u>NIANTIC CINEMA CORP</u> Mailing Address <u>P.O. Box 707</u> City/State/Zip <u>NIANTIC, CT 06357</u> Phone # <u>860 287 8088</u>		Grand List of 2020 <u>2021</u> List # <u>40495</u>
<p>* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p align="center">*Property Description</p> Location <u>279 Main St.</u> Map/Lot _____ <p align="center">Property Type</p> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle
<p align="center">* Appellant</p> Name <u>George Mitchell</u> Address <u>48 Attawan RD</u> City/State/Zip <u>NIANTIC CT 06357</u> Phone # <u>860 287 8088</u>		<p align="center">* Reason for Appeal</p> <u>Equipment has lost most of its value due to closure of business</u>
<p align="center">* Correspondence & Contact (if different from Owner)</p> Name <u>h/c</u> Address _____ City/State/Zip _____ Phone # _____		<p align="center">* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <u>\$ 7700</u> (attach documentation of value)
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization) <u>George P. Mitchell, President</u></p>		<p align="right">Date <u>1/20/2021</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8 2021</u>	Time <u>6:00 pm</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	-----------------------------	------------------------	---

Appeal Summary _____

Assessments	Grand List 2019 <u>2020</u>	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle		
Personal Property	<u>77,020</u>	

Board of Assessment Appeals: (signatures)

X _____ X _____ X _____	X _____ X _____ Date of Board Decision _____
-------------------------------	--



BOARD OF ASSESSMENT APPEALS APPLICATION

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 20, 2020 - 2021
 Please complete all sections of the application with an asterisk
Return application to address shown at the right

Applications may be sent to:
 Board of Assessment Appeals
 C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

<p style="text-align: center;">* Property Owner</p> <p>Name <u>Traygis, Peter F + Diane S</u></p> <p>Mailing Address <u>142 School St</u></p> <p>City/State/Zip <u>Coverly Ct 06238</u></p> <p>Phone # <u>860 742 0065</u></p> <p>* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent <small>(If agent, owner must complete authorization form - see reverse side)</small></p>	<p>Grand List of 2019 <u>2020</u> List # <u>41563</u></p> <p style="text-align: center;">*Property Description</p> <p>Location <u>Islanda Campground</u></p> <p>Map/Lot <u>20 Iskanda Court #23</u></p> <p style="text-align: center;">Property Type</p> <p><input type="checkbox"/> Residential <input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Personal Property <input checked="" type="checkbox"/> Motor Vehicle <u>unregistered</u></p>	
<p style="text-align: center;">* Appellant</p> <p>Name <u>Diane Traygis</u></p> <p>Address <u>142 School St</u></p> <p>City/State/Zip <u>Coverly Ct 06238</u></p> <p>Phone # <u>860 742 0065</u></p>	<p style="text-align: center;">* Reason for Appeal</p> <p><u>Trailer worth less than book value: leaky roof damage, rotten floor, warped slide out, etc.</u></p>	
<p style="text-align: center;">* Correspondence & Contact (if different from Owner)</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>	<p style="text-align: center;">* Appellant's Estimate of Value <small>(real estate value is based on 10/4/16 Revaluation)</small> <u>not sure but has depreciated, not appreciated!</u> <small>(attach documentation of value)</small></p>	
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization) <u>Diane S Traygis</u></p>		<p>Date <u>1-20-2021</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8 2021</u>	Time <u>6:15 Am</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	-----------------------------	------------------------	---

Appeal Summary _____

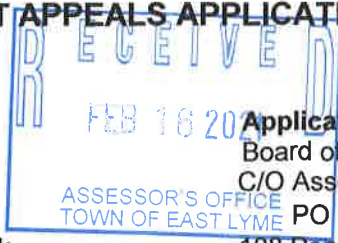
Assessments	Grand List 2019	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle		
Personal Property	<u>4690</u>	

Board of Assessment Appeals: (signatures)

<p>X _____</p> <p>X _____</p> <p>X _____</p>	<p>X _____</p> <p>X _____</p> <p>Date of Board Decision _____</p>
--	---



BOARD OF ASSESSMENT APPEALS APPLICATION



Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021

Please complete all sections of the application with an asterisk Return application to address shown at the right

Applications may be sent to:
Board of Assessment Appeals
C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

<p>* Property Owner</p> <p>Name <u>Cherry Hill Farms</u></p> <p>Mailing Address <u>21 Brush Hill Rd</u></p> <p>City/State/Zip <u>Clinton, Ct 06413</u></p> <p>Phone # <u>860-669-1677</u></p>		<p>Grand List of 2020</p> <p>List # <u>9990</u></p>
<p>* Property owner will be represented by <input type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p>*Property Description</p> <p>Location <u>40 Roxbury</u></p> <p>Map/Lot <u>16.1/29.1</u></p> <p>Property Type</p> <p><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle</p>
<p>* Appellant</p> <p>Name <u>Walter J Lewis, Jr</u></p> <p>Address <u>21 Brush Hill Rd</u></p> <p>City/State/Zip <u>Clinton, Ct 06413</u></p> <p>Phone # <u>860-669-1677</u></p>		<p>* Reason for Appeal</p> <p><u>handlocked parcel with high taxes 2.37 ac.</u></p>
<p>* Correspondence & Contact (if different from Owner)</p> <p>Name <u>Attorney Francis Sablone</u></p> <p>Address <u>19 Halls Rd, Suite 110</u></p> <p>City/State/Zip <u>Old Lyme, Ct 06371</u></p> <p>Phone # <u>860-434-6978</u></p>		<p>* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p><u>N/A</u> (attach documentation of value)</p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> <p><u>[Signature]</u></p>		<p>Date</p> <p><u>2-11-21</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date	Time	Place
	<u>March 8 2021</u>	<u>6:30 pm</u>	East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land	<u>85,680</u>	
Building		
Total	<u>85,680</u>	
Motor Vehicle		
Personal Property		

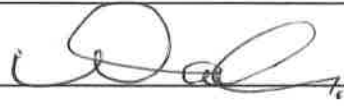
Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____

AUTHORIZATION FORM

To the Board of Assessment Appeals of the Town of East Lyme

I, Walter J Lewis, Jr
 being the legal owner of Rear parcel 40 Rothery Rd 237acs
 hereby authorize Attorney Francis R Sablone
 to act as my agent in all matters before the East Lyme Board of Assessment Appeals.

Property Owners Signature: 
 Date Signed: 2-11-21
 Property Owner's Address: 21 Brush Road, Clinton, Ct 06413

CURRENT OWNER	CHERRY HILL FARMS LL	TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6045
	21 BRUSH HILL RD									Code: 5-1	Appraised: 122,400	Assessed: 85,680
	CLINTON CT 06413											EAST LYME, CT
VISION												

RECORD OF OWNERSHIP													
BK-VOL/PAGE	993 445	SALE DATE	03-02-2018	Q/U	U V	SALE PRICE	130,000	VC	25	PREVIOUS ASSESSMENTS (HISTORY)			
Year	2020	Code	5-1	Assessed	85,680	Year		Code		Assessed	V	Year	Assessed
Total: 122,400													

DEED NOTES												
PROPERTY NOT TRANSFERRED CREATED LANDLOCKED												
LOT SEE #6077 DR 8-42,119&120												

ASSESSING NEIGHBORHOOD												
Nbhd	0045	Nbhd Name	B	Tracing	Batch							

NOTES												
10/20 NEW LOT LANDLOCKED												
APPRAISED VALUE SUMMARY												
Appraised Bldg. Value (Card) 0												
Appraised Xf (B) Value (Bldg) 0												
Appraised Ob (B) Value (Bldg) 0												
Appraised Land Value (Bldg) 122,400												
Special Land Value 0												
Total Appraised Parcel Value 122,400												
Valuation Method C												
Total Appraised Parcel Value 122,400												

BUILDING PERMIT RECORD														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1300	RES ACLNDV M	RU4			40,000 SF	3.59	1.00000	1	1.00	0045	0.800		1.0000	2.87	114,900
1	1300	RES ACLNDV M	RU4			1,450 AC	6,500	1.00000	1	1.00	0045	0.800		1.0000	5,200	7,500
Total Card Land Units 2,368 SF													Parcel Total Land Area	2,3683	Total Land Value	122,400

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Element	Cd					
Style: 99	Vacant Land							
Model: 00	Vacant							
Grade:								
Stories:								
Occupancy:								
Exterior Wall 1								
Exterior Wall 2								
Roof Structure:								
Roof Cover:								
Interior Wall 1								
Interior Wall 2								
Interior Flr 1								
Interior Flr 2								
Heat Fuel:								
Heat Type:								
AC Type:								
Total Bedrooms:								
Total Bthrms:								
Total Half Baths:								
Total Xtra Fixtrs:								
Total Rooms:								
Bath Style:								
Kitchen Style:								
		No Sketch						
		1						
		Building Value New						
		Year Built						
		Effective Year Built						
		Depreciation Code						
		Remodel Rating						
		Year Remodeled						
		Depreciation %						
		Functional Obsol						
		External Obsol						
		Trend Factor						
		Condition						
		Condition %						
		Percent Good						
		RCNLD						
		Dep % Ovr						
		Dep Ovr Comment						
		Misc Imp Ovr						
		Misc Imp Ovr Comment						
		Cost to Cure Ovr						
		Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Description	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
		Ttl Gross Liv / Lease Area	0	0	0	0		0

BOARD OF ASSESSMENT APPEALS APPLICATION



Applications may be

sent to:

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021
Please complete all sections of the application with an asterisk
Return application to address shown at the right

Board of Assessment Appeals
C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

* Property Owner		Grand List of 2020	List # 2821
Name	Brian Harris / Deborah Jett-Harris	* Property Description	
Mailing Address	19 Center Street	Location	19 Center Street Niantic, CT 06357
City/State/Zip	Niantic CT 06357	Map/Lot	17.6/108
Phone #		Property Type	
* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle	

* Appellant		* Reason for Appeal
Name	Brian Harris / Deborah Jett-Harris	The value of our home currently is at 188,500 we do not agree with this due to the severe blight and dilapidated property next door
Address	19 Center Street	
City/State/Zip	Niantic CT 06357	
Phone #	800.303.8234	

* Correspondence & Contact (if different from Owner)		* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)
Name	N/A	\$ 165,000
Address		(attach documentation of value)
City/State/Zip		

* Signature of owner or duly authorized agent (attach evidence of agent authorization)	Date
<i>Brian Harris</i>	2.19.2021

PLEASE DO NOT WRITE BELOW THIS LINE

Appeal S	Board of Assessment Appeals has scheduled an appointment as follows	Date	Time	Place	East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
		March 8, 2021	6:45pm		

Land	84,280	
Assessments	Grand List 2020	Board of Assessment Appeals
Building	47,670	
Total	131,950	
Motor Vehicle		

myb.harris@live.com

Value
of my property
is not what
it states
currently at
188,500
I believe it
to be at
145,000 the
due to some blight

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
HARRIS BRIAN	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed
JETT-HARRIS DEBORAH	3 Public Sewer	6 Recreational			RES LAND	1-1	120,400
19 CENTER ST					DWELLING	1-3	67,600
					RES OUTBL	1-4	500
NIANTIC CT 06357							350
	Alt Prcd ID	Supplemental Data					
	Sub-Div	Et Al	Beach Dist 008				
	Photo	Tot Disable	Heart				
	Devil Lot #	Vet Exemp	Dept Head				
	Tract	07162					
	GIS ID	17.6 108	Assoc Pld#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
HARRIS BRIAN	1035	537	08-10-2020	Q	I		04	Year	Code
HARRIS BRIAN	0969	0648	09-19-2016	Q	I	165,000	U	2020	1-1
CLARKE KAREN Z	0490	0424	11-15-1999	Q	I	85,500	U		1-3
COLLINS-RUCKER HELEN D	0490	0423	11-15-1999	U	I	0	U		1-4
COLLINS HELEN D	0269	0024	07-29-1988			0			
								Total	131,950

DEED NOTES		OTHER ASSESSMENTS	
VIP	Code	Description	Amount
VIP 1035/537 SURV			

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0075	B

NOTES	
Tracing	Batch
YELLOW IA EA 10/1/11	

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description
B200707-28	07-14-2020	RS	Residential
			Amount 13,000
			Insp Date % Comp Date Comp
			100

LAND LINE VALUATION SECTION										
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.
1	1010	Single Fam MDL	R10			1,742 SF	60.11	1.00000	1	1.00
										0075
										1.150

APPRAISED VALUE SUMMARY									
Total Appraised Parcel Value					Total Appraised Parcel Value				
66,600					66,600				
Appraised Bldg. Value (Card)					1,000				
Appraised Xf (B) Value (Bldg)					500				
Appraised Ob (B) Value (Bldg)					120,400				
Appraised Land Value (Bldg)					0				
Special Land Value					188,500				
Total Appraised Parcel Value					188,500				
Valuation Method					C				

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
08-09-2016	MM			63	Review				
12-22-2011	JD			50	Hearing Change				
11-02-2011	MM			63	Review				
07-05-2011	JR			10	Measur/LtrSnt Letter Sent				
04-30-2011	RS			02	Measur+2/Visit - Info Card I				
04-06-2011	RS			01	Measur+1/Visit				
11-27-2006	BD			46	Change Value Change				

Total Card Land Units 0.040 SF Parcel Total Land Areal 0.0400 Total Land Value 120,400

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 06		Conventional			
Model: 01		Residential			
Grade: 02		Below Ave			
Stories: 2		2 Stories			
Occupancy: 1		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Roof Cover: 05		Drywall/Sheet			
Interior Wall 1: 14		Carpet			
Interior Wall 2: 09		Pine/Soft Wood			
Interior Fir 1: 04		Electric			
Interior Fir 2: 07		Electr Basebrd			
Heat Type: 01		None			
AC Type: 02		2 Bedrooms			
Total Bedrooms: 1					
Total Bathrooms: 1					
Total Half Baths: 4		4 Rooms			
Total Xtra Fixtrs: 02		Average			
Total Rooms: 02					
Bath Style: 02					
Kitchen Style: 02					

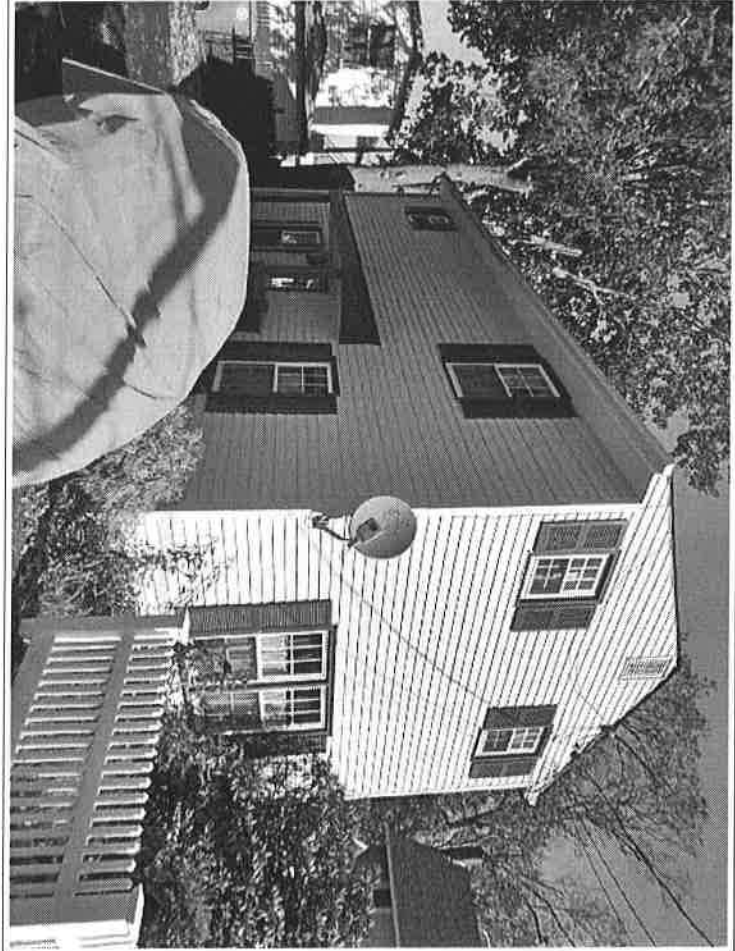
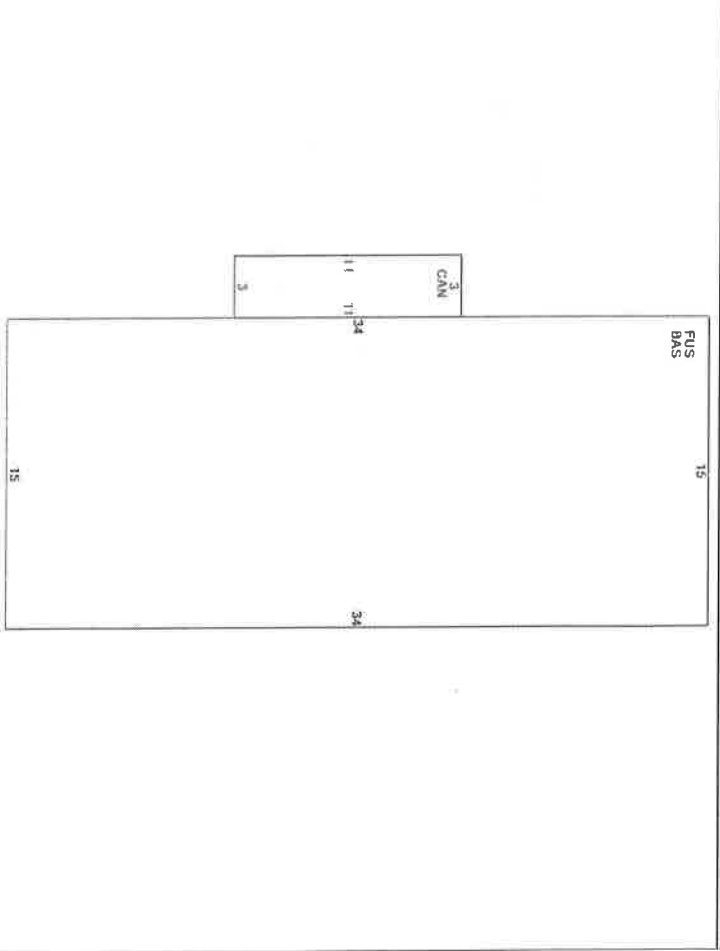
Element	Cd	Description
Parcel Id		
Adjust Type		
Condo Fir		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		92,432
Year Built		1930
Effective Year Built		1988
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		28
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		72
Percent Good		
RCNLD		66,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	98	8.00	2011			30		0.00	200
SHD1	SHED FRAME	L	132	8.00	2011			30		0.00	300
FPL	FIREPLACE	B	1	1400.00	1988			72		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	510	510	510	87.93	44,846
CAN	Canopy	0	33	7	18.65	616
FUS	Upper Story, Finished	510	510	510	87.93	44,846
Ttl Gross Liv / Lease Area		1,020	1,053	1,027		90,308

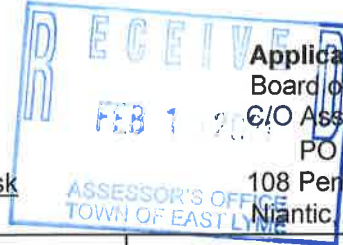




BOARD OF ASSESSMENT APPEALS APPLICATION

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021

Please complete all sections of the application with an asterisk
Return application to address shown at the right



Applications may be sent to:
 Board of Assessment Appeals
 C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

<p style="text-align: center;">* Property Owner</p> Name <u>Town of East Lyme</u> Mailing Address <u>Cini Park Commercial Dock</u> City/State/Zip <u>Niantic CT 06357</u> Phone # _____		Grand List of 2020 _____ List # <u>44453</u>
<p style="text-align: center;">* Property owner will be represented by <input type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p style="text-align: center;">*Property Description</p> Location _____ Map/Lot _____ <p style="text-align: center;">Property Type</p> <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle
<p style="text-align: center;">* Appellant</p> Name <u>MFM Fisheries</u> Address <u>8 Point Rd</u> City/State/Zip <u>Niantic CT 06357</u> Phone # <u>860-853-8487</u>		<p style="text-align: center;">* Reason for Appeal</p> <u>Boat Gear hauled out of Niantic from Sept 2019. Stayed out through Covid 19 - still out of town till this date due to Covid</u>
<p style="text-align: center;">* Correspondence & Contact (if different from Owner)</p> Name _____ Address _____ City/State/Zip _____ Phone # _____		<p style="text-align: center;">* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">(attach documentation of value)</p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> _____		<p style="text-align: center;">Date</p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>7:00pm</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	------------------------------	-----------------------	---

Appeal Summary _____

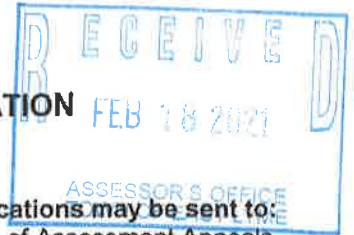
Assessments	Grand List 2020	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle		
Personal Property	<u>1470</u>	

Board of Assessment Appeals: (signatures)

X _____ X _____ X _____	X _____ X _____ Date of Board Decision _____
---------------------------------------	--



BOARD OF ASSESSMENT APPEALS APPLICATION



Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021
 Please complete all sections of the application with an asterisk
Return application to address shown at the right

Applications may be sent to:
 Board of Assessment Appeals
 C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

<p style="text-align: center;">* Property Owner</p> <p>Name: Richard B. Gada, Sr., Trustee of the Richard B. Gada, Sr. 1998 Revocable Trust Mailing Address: 77 West Main Street City/State/Zip: Niantic, CT 06357 Phone #: (860) 739-8700</p> <p>* Property owner will be represented by <input type="checkbox"/> self <input checked="" type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>	<p>Grand List of 2020 List # 2474</p>
<p style="text-align: center;">* Appellant</p> <p>Name: Richard B. Gada, Sr., Trustee of the Richard B. Gada, Sr. 1998 Revocable Trust Address: 77 West Main Street City/State/Zip: Niantic, CT 06357 Phone #: (860) 739-8700</p>	<p style="text-align: center;">*Property Description</p> <p>Location W Main Street Map/Lot 11.1.3 Property Type: Vacant/residential Land</p>
<p style="text-align: center;">* Correspondence & Contact (if different from Owner)</p> <p>Name: Eric W. Callahan, Esq. of Suisman, Shapiro, Wool, Brennan, Gray & Greenberg, P.C. Address: 2 Union Plaza, Suite 200, P.O. Box 1591 City/State/Zip: New London, CT 06320 Phone #: (860) 271-2213</p>	<p style="text-align: center;">* Reason for Appeal</p> <p>The Assessor's fair market value of the subject property is excessive and disproportionate, resulting in an overvalued assessment</p>
<p style="text-align: center;">* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> <p><i>[Signature]</i></p>	<p style="text-align: center;">* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p style="text-align: center;">\$199,000 (fair market value) (attach documentation of value)</p>
<p style="text-align: right;">Date February 17, 2021</p>	

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date	Time	Place
	March 8, 2021	7:15pm	East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land	154,210	
Building	537,110	
Total	691,320	
Motor Vehicle		
Personal Property		

Board of Assessment Appeals: (signatures)

<p>X _____</p> <p>X _____</p> <p>X _____</p>	<p>X _____</p> <p>X _____</p> <p>Date of Board Decision _____</p>
--	---

AUTHORIZATION FORM

To the Board of Assessment Appeals of the Town of East Lyme

I, Richard B. Gada, Sr., Trustee of the Richard B. Gada, Sr. 1998 Revocable Trust
being the legal owner of 77 W. Main Street, Niantic, Connecticut

hereby authorize the Law Firm of Suisman, Shapiro, Wool, Brennan, Gray & Greenberg,
P.C. or any of its attorneys, including but not limited to Eric W. Callahan, Esq. to act as
my agent in all matters before the East Lyme Board of Assessment Appeals.

Property Owners Signature: _____

Richard B Gada Sr

Date Signed: February 17, 2021

Property Owner's Address: 77 West Main Street, Niantic, CT 06357

baa.appealform

PROPERTY	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	VISION
GADA RICHARD B SR TR	3	Public Sewer			COM LAND	2-1	220,300	154,210	6045
					COM BLDG	2-2	702,700	491,890	
					COM OUTBL	2-5	64,600	45,220	EAST LYME, CT
SUPPLEMENTAL DATA									
Alt Prcl ID									
Sub-Div									
Photo									
Devl Lot #									
Vet Exemp									
Tract									
GIS ID									
Assoc Pld#									
Beach Dist							000		
Tot Disable									
Heart									
Dept Head									
Total							987,600	691,320	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GADA RICHARD B SR TR	0794	0663	U	V	01-29-2008	0	04	2020	154,210	2019	5-1	154,210	2018	5-1	154,210
GADA RICHARD B SR	0794	0662	U	V	01-29-2008	0	04		491,890						
GADA MILDRED I EST	0737	0095	U	V	03-29-2006	0	04		45,220						
GADA MILDRED I	0074	0183	U	V	06-05-1957	0									
Total									691,320			154,210			154,210

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD									
				0.00					
NOTES									
10/20 NC COMP WAREHOUSE									
10/1/08 REF MAP DR5/543									
ACEAGE DISCREPANCY									
32.78 AC (TAX MAP) 25.57 AC (OLD CARDS)									
10/1/14 CORR AC PER DR5/543 & LT LN REV									
DR6/720; ALSO SEE 932/435									

OTHER ASSESSMENTS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card) 689,500									
Appraised Xf (B) Value (Bldg) 13,200									
Appraised Ob (B) Value (Bldg) 64,600									
Appraised Land Value (Bldg) 220,300									
Special Land Value 0									
Total Appraised Parcel Value 987,600									
Valuation Method C									

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	20-0394	09-09-2020	CM	Commercial	827,000		100	09-09-2020	CO DRY SPRINKLER
	B191104	11-14-2019	CM	Commercial			100	09-09-2020	WAREHOUSE FOR OIL TRU

LAND LINE VALUATION SECTION	B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location	Adj	Unit Price	Land Value
	1	332I	AVC SHP/GAR 9	R40			40,000	SF	3.59	1.00000	0.90	0030	0.750	ACCESS		0	2.42	96,900
	1	332I	AVC SHP/GAR 9	R40			21,790	AC	6,500	1.00000	0.80	0030	0.750	RA TOPO		0	3,900	85,000
	1	332I	AVC SHP/GAR 9	R40			9,850	AC	6,500	1.00000	0.80	0030	0.750	WA TOPO		0	3,900	38,400

Total Card Land Units: 32.558 AC																
Parcel Total Land Area: 32.5583																
Total Land Value: 220,300																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 24		Garage			
Model 96		Ind/Comm			
Grade 06		Good			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1 27		Pre-finish Metl			
Exterior Wall 2 03		Gable/Hip			
Roof Structure 01		Metal/Tin			
Roof Cover 01		Minirn/Masonry			
Interior Wall 1 01					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1 02		Oil			
Interior Floor 2 04		Forced Air-Duc			
Heating Fuel 01		None			
Heating Type 3321		AVC SHP/GAR 96			
AC Type					
Bldg Use					
Total Rooms					
Total Bedrooms					
Total Baths					
Heat/AC		HEAT/AC PKGS			
Frame Type		FIREPRF STEEL			
Baths/Plumbing		LIGHT			
Ceiling/Wall		NONE			
Rooms/Prtns		LIGHT			
Wall Height:					
% Comm Wall					
1st Floor Use:					

MIXED USE

Code	Description	Percentage
3321	AVC SHP/GAR 96	100
		0
		0

COST/MARKET VALUATION

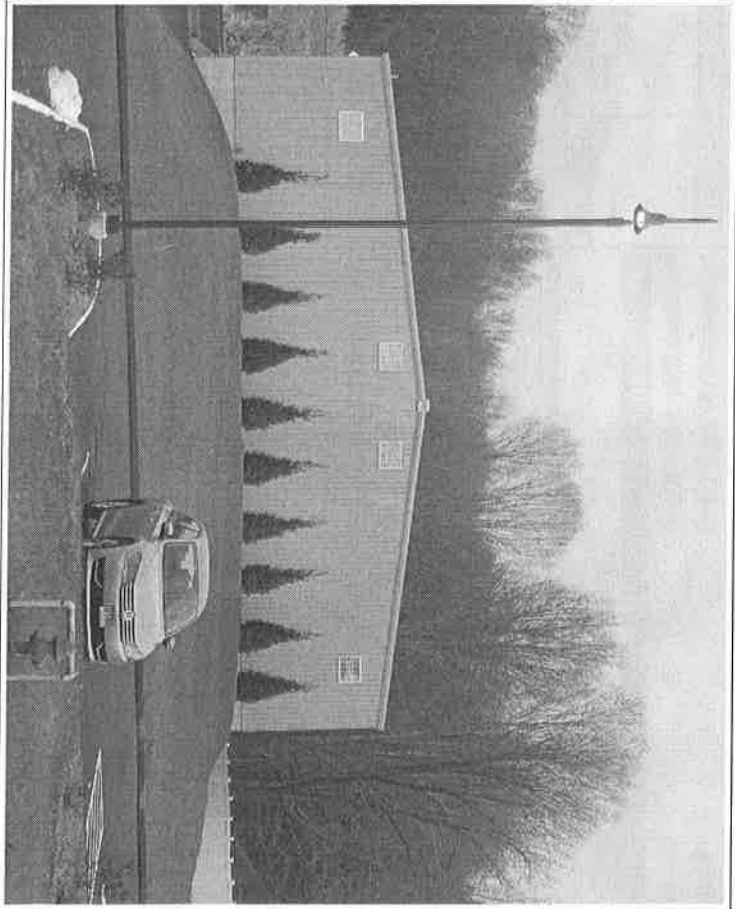
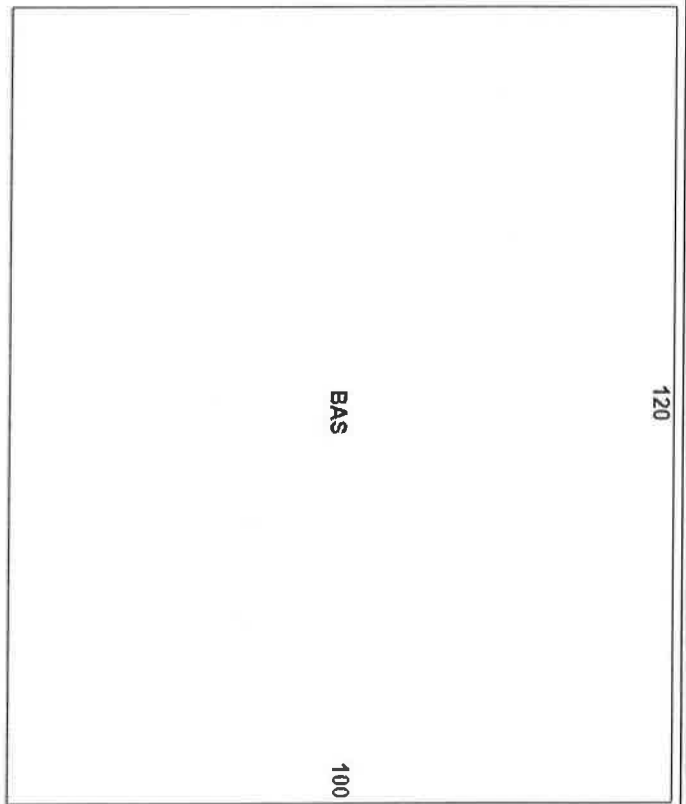
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
						0	0	0	1			100							
						2020	2016	GD				689,500							

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
SPR3	DRY	B	12,000	1.10	2020			100		0.00	13,200
PAV1	PAVING-ASPH	L	19,850	3.00	2020			100		0.00	59,600
LT1	LIGHTS-IN W/P	L	5	1000.00	2020			100		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprec Value
BAS	First Floor	12,000	12,000	12,000	57.46	689,472
Totl Gross Livr / Lease Area		12,000	12,000	12,000		689,472



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	6045
UNKNOWN OWNER	4 Rolling			2 Suburban	Description Code Appraised Assessed	EAST LYME, CT
PO BOX 519					EX COM LN 21 1,200 840	
NIANTIC CT 06357	SUPPLEMENTAL DATA					
	Alt Prcl ID	Sub-Div	Photo	Devl Lot #	Vet Exemp	Tract
	GIS ID	11.3.1	Assoc Pld#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VII	SALE PRICE	VC
UNKNOWN OWNER		0				0	
		Year	Code	Assessed	Year	Code	Assessed
		2020	21	840	2019	21	840
		Total		840	Total		840

DEED NOTES		OTHER ASSESSMENTS	
Code	Description	Number	Amount

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0060	B
	Tracing
	Batch

NOTES	
Appraised Bldg. Value (Card)	
Appraised Xf (B) Value (Bldg)	
Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Parcel Value	
Valuation Method	
C	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	R40			13,068 SF	8.91	1.00000	1	0.01	0060	1.050	MARSH	1.0000	0.09	1,200

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpos/Result
09-14-2016	DM			63	Review
11-01-2011	DM			63	Review
03-30-2011	DAB			00	Measur+Listed
06-29-2000	NS			00	Measur+Listed



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					

Occupancy:
 Exterior Wall 1
 Exterior Wall 2
 Roof Structure:
 Roof Cover
 Interior Wall 1
 Interior Wall 2
 Interior Fir 1
 Interior Fir 2
 Heat Fuel
 Heat Type:
 AC Type:
 Total Bedrooms
 Total Bathrms:
 Total Half Baths
 Total Xtra Fixtrs
 Total Rooms:
 Bath Style:
 Kitchen Style:

CONDO DATA

Parcel Id	C	B	S	Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodelled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

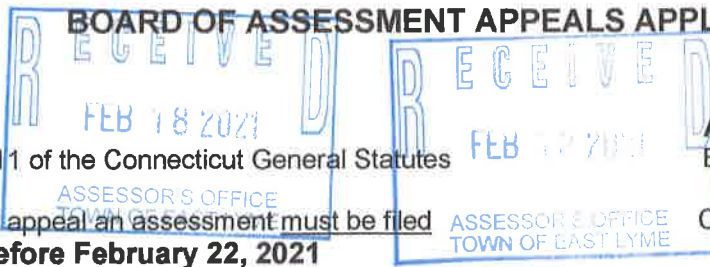
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
------	-------------	-----	-------	------------	--------	----------	------	-------	------------	-------------

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



BOARD OF ASSESSMENT APPEALS APPLICATION



Applications may be sent to:
Board of Assessment

Pursuant to Sec. 12-111 of the Connecticut General Statutes
Appeals

a written application to appeal an assessment must be filed
and received on or before **February 22, 2021**

Please complete all sections of the application with an asterisk

Return application to address shown at the right

C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

<p>* Property Owner</p> <p>Name <u>Thomas J. Hall</u></p> <p>Mailing Address <u>23 WEST LANE</u></p> <p>City/State/Zip <u>NIANTIC, CT 06357-3715</u></p> <p>Phone # <u>860-652-5159</u></p>		<p>Grand List of 2020 _____</p> <p>List # <u>900909</u></p>
<p>* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p>*Property Description</p> <p>Location <u>2017 LINCOLN CANT.</u></p> <p>Map/Lot _____</p> <p>Property Type</p> <p><input type="checkbox"/> Residential <input type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Personal Property <input checked="" type="checkbox"/> Motor Vehicle</p>
<p>* Appellant</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>		<p>* Reason for Appeal</p> <p><u>AUTO IS REBUILT SALVAGE</u></p> <p><u>TITLE SENT TO ASSESSOR'S OFFICE</u></p> <p><u>UPON RECEIPT FROM DMV. STATE</u></p> <p><u>REBATED SALES TAX</u></p>
<p>* Correspondence & Contact (if different from Owner)</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>		<p>* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p><u>EST. VALUE 50% OF LAST ASSESSMENT</u></p> <p>(attach documentation of value)</p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> <p><u>Thomas J. Hall</u></p>		<p>Date <u>2/17/2021</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>7:30 pm</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	---------------------------	---------------------	--

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle	<u>21,233</u>	
Personal Property		

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____



PP

BOARD OF ASSESSMENT APPEALS APPLICATION

Pursuant to Sec. 12-111 of the Connecticut General Statutes a written application to appeal an assessment must be filed and received on or before February 22, 2021
 Please complete all sections of the application with an asterisk
 Return application to address shown at the right

Applications may be sent to:
 Board of Assessment Appeals
 C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

* Property Owner Name <u>Richard Kimball</u> Mailing Address <u>38 Sea Crest Avenue</u> City/State/Zip <u>Niantic CT 06357</u> Phone # <u>860-739-7771</u>		Grand List of 2020	List # <u>44576</u>
* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)		*Property Description Location <u>Bonita Springs Florida</u> Map/Lot _____ Property Type <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Personal Property <input checked="" type="checkbox"/> Motor Vehicle	
* Appellant Name <u>same as above</u> Address _____ City/State/Zip _____ Phone # _____		* Reason for Appeal <u>Cars are located and registered in Florida</u>	
* Correspondence & Contact (if different from Owner) Name _____ Address _____ City/State/Zip _____ Phone # _____		* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation) _____ (attach documentation of value)	
* Signature of owner or duly authorized agent (attach evidence of agent authorization) <u>Richard Kimball</u>			Date <u>2/22/2021</u>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>7:45 pm</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	------------------------------	------------------------	---

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle		
Personal Property	<u>11,750</u>	

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____



BOARD OF ASSESSMENT APPEALS APPLICATION

Pursuant to Sec. 12-111 of the Connecticut General Statutes Appeals

a written application to appeal an assessment must be filed and received on or before February 22, 2021

Please complete all sections of the application with an asterisk
Return application to address shown at the right



Applications may be sent to:
Board of Assessment

C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

<p>* Property Owner</p> <p>Name <u>Patricia M. Hansen</u></p> <p>Mailing Address <u>11 Cherry ST.</u></p> <p>City/State/Zip <u>Niantic, CT 06357</u></p> <p>Phone # <u>860 739-4884</u></p> <p>* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p>Grand List of 2020</p> <p>List # <u>004778</u></p>
<p>* Appellant</p> <p>Name <u>Patricia M. Hansen</u></p> <p>Address <u>11 Cherry ST</u></p> <p>City/State/Zip <u>Niantic, CT 06357</u></p> <p>Phone # <u>860 739-4884</u></p>		<p>*Property Description</p> <p>Location <u>11 Cherry ST</u></p> <p>Map/Lot _____</p> <p>Property Type</p> <p><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle</p>
<p>* Correspondence & Contact (if different from Owner)</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>		<p>* Reason for Appeal</p> <p><u>My Lot is assessed at a higher rate than other lots on my street I don't agree with the town's Assessment.</u></p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> <p><u>Patricia M. Hansen</u> <u>lathair22@gmail.com</u></p>		<p>* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p><u>Land 240,000</u> (attach documentation of value)</p>
<p>Date <u>2/22/21</u></p>		

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>8:00 PM</u>	Place <u>LOM</u> East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	---------------------------	---------------------	--

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land	<u>271,250</u>	
Building	<u>169,470</u>	
Total	<u>440,720</u>	
Motor Vehicle		
Personal Property		

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
HANSEN PATRICIA M	4 Rolling	2 Public Water	1 Paved	6 Recreational	Description	Code	Assessed
	3 Public Sewer			7 Waterfront	RES LAND	1-1	387,500
11 CHERRY ST					DWELLING	1-3	242,100
NIANTIC CT 06357							169,470
	Alt Prcil ID	Sub-Div	Photo	Tot Disable			
	Dev/ Lot #	Vet Exemp	Tract	Beach Dist			
	GIS ID	07162	17.7 18	008			
				Heart			
				Dept Head			
				Assoc Pld#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
HANSEN PATRICIA M	0413	0221	08-19-1996	U	I	0	04	Year	Code
MOODY MADALINE R	0383	0607	12-02-1994	U	I	0	04	271,250	2019
HANSEN PATRICIA M	0383	0606	12-02-1994	U	I	0	04	169,470	1-3
MOODY MADELYN R	0207	0993	01-14-1985						
								Total	440,720

DEED NOTES		Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS						
This signature acknowledges a visit by a Data Collector or Assessor						

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
		0060	B	Tracing

NOTES	
10/1/11 GREY EG/IG	
HYDRO-AIR HEATING SYSTEM	
10/1/11 2 SKYLIGHTS	

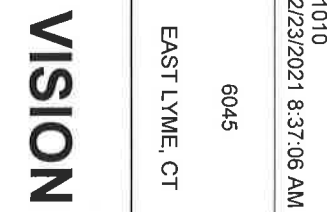
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	242,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	387,500
Special Land Value	0
Total Appraised Parcel Value	629,600
Valuation Method	C

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20078-75	09-07-2007	RS	Residential	1,000	10-24-2006	100	10-01-2007	GAS TANK
B17587	02-10-2006	NC	New Construct	199,065	02-27-2006	100	10-01-2006	NEW HOUSE
D17551	12-20-2005	RS	Residential			100	02-27-2006	Demolish Res House

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam MDL	R10			4,356 SF	24.21	1.00000	1	3.50	0060	1.050	LOC/NOT WF	1.0000	88.97	387,500

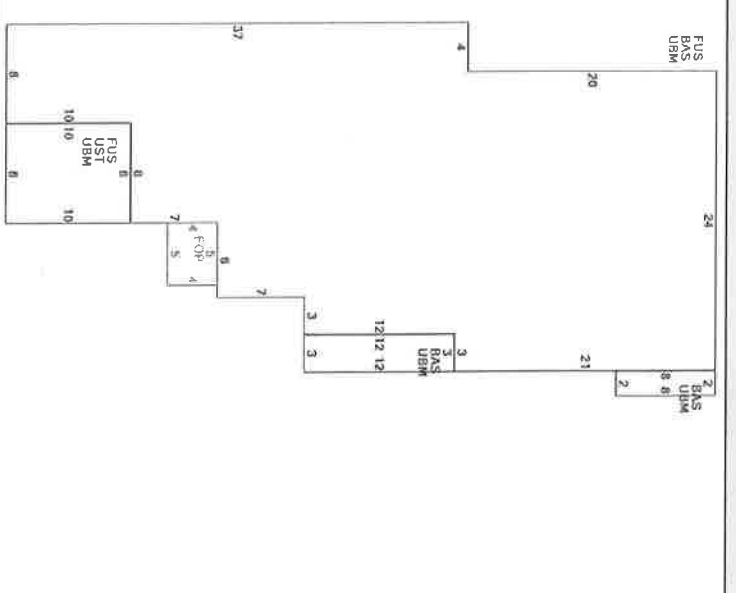
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
12-17-2020	VA			37	Data Mailer No Change
12-02-2016	DM			40	Hearing-No Change
08-15-2016	MM			63	Review
11-02-2011	MM			63	Review
07-05-2011	JR			10	Measu/LtrSnt Letter Sent
04-20-2011	RS			09	Measu Estmt Owner non
12-06-2007	DB			00	Measur+Listed

Total Card Land Units 0.100 SF
 Parcel Total Land Area 0.1000
 Total Land Value 387,500



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style: 03		Colonial								
Model: 01		Residential								
Grade: 06		Good								
Stories: 2		2 Stories								
Occupancy: 1		Vinyl Siding								
Exterior Wall 1: 25										
Exterior Wall 2: 03		Gable/Hip								
Roof Structure: 03		Asph/F Gls/Cmp								
Roof Cover: 05		Drywall/Sheet								
Interior Wall 1: 12		Hardwood								
Interior Wall 2: 12		Hardwood								
Interior Fir 1: 02		Oil								
Interior Fir 2: 02		Oil								
Heat Fuel: 04		Forced Air-Duc								
Heat Type: 01		None								
AC Type: 03		3 Bedrooms								
Total Bedrooms: 2										
Total Bthrms: 1										
Total Half Baths: 7		7 Rooms								
Total Xtra Fixtrs: 02		Average								
Total Rooms: 02		Average								
Bath Style: 02		Average								
Kitchen Style: 02		Average								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
BAS	First Floor	1,206	1,206	1,206	94.73	114,246				
FOP	Porch Open, Finished	0	20	4	18.95	379				
FUS	Upper Story, Finished	1,234	1,234	1,234	94.73	116,898				
UBM	Basement, Unfinished	0	1,286	257	18.93	24,346				
UST	Utility, Storage, Unfinished	0	80	36	42.63	3,410				
Totl Gross Liv / Lease Area		2,440	3,826	2,737	259,279					

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	269,029		
Year Built	2006		
Effective Year Built	2006		
Depreciation Code	AV		
Remodel Rating	10		
Year Remodeled	0		
Depreciation %	0		
Functional Obsol	0		
External Obsol	1		
Trend Factor	1		
Condition	90		
Condition %	242,100		
Percent Good	90		
RCNLD	242,100		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			





BOARD OF ASSESSMENT APPEALS APPLICATION



Pursuant to Sec. 12-111 of the Connecticut General Statutes Appeals

a written application to appeal an assessment must be filed and received on or before February 22, 2021

Please complete all sections of the application with an asterisk

Return application to address shown at the right

Applications may be sent to:
Board of Assessment

C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

<p align="center">* Property Owner</p> <p>Name <u>Jason D. Pazzaglia</u></p> <p>Mailing Address <u>PO Box 817</u></p> <p>City/State/Zip <u>East Lyme, CT 06333</u></p> <p>Phone # <u>860-961-2364</u></p>		<p>Grand List of 2020</p> <p>List # <u>2278</u></p>
<p>* Property owner will be represented by <input checked="" type="checkbox"/> self <input type="checkbox"/> agent (If agent, owner must complete authorization form - see reverse side)</p>		<p align="center">*Property Description</p> <p>Location <u>283 Boston Post Road</u></p> <p>Map/Lot <u>30.1/60</u></p> <p align="center">Property Type</p> <p><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial</p> <p><input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle</p>
<p align="center">* Appellant</p> <p>Name <u>same as owner</u></p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>		<p align="center">* Reason for Appeal</p> <p><u>value too high</u></p>
<p align="center">* Correspondence & Contact (if different from Owner)</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone # _____</p>		<p align="center">* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p><u>To follow</u> (attach documentation of value)</p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization)</p> <p><u>[Signature]</u></p>		<p align="right">Date</p> <p align="right"><u>2/3/2021</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date	Time	Place
	<u>March 8, 2021</u>	<u>8:15 pm</u>	East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land	<u>223,720</u>	
Building	<u>851,410</u>	
Total	<u>1,075,130</u>	
Motor Vehicle		
Personal Property		

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
PAZZAGLIA JASON D	1 Level	2 Public Water	1 Paved	2 Suburban	COM LAND	Code	Appraised	Assessed	6045	EAST LYME, CT	
PO BOX 817	4 Rolling	6 Septic			COM BLDG	2-1	319,600	223,720			
EAST LYME CT 06333	SUPPLEMENTAL DATA				2-2	1,216,300	851,410				
Alt Prcl ID Sub-Div Photo Devl Lot # Vet Exemp Tract GIS ID			E/Al Beach Dist Tot Disable Heart Dept Head			Assoc Pld# 30.1 60			1,535,900 1,075,130		

RECORD OF OWNERSHIP				BK-VOL/PAGE SALE DATE				PREVIOUS ASSESSMENTS (HISTORY)								
PAZZAGLIA JASON D	0939	0538	11-14-2014	Q	1	187,500	U	2020	2-1	223,720	2019	2-1	223,720	2018	1-1	55,860
FINN ALICE I	0536	0554	08-13-2001	U	1	0	04		2-2	851,410		2-2	557,760		1-2	3,710
FINN JOHNA & ALICE I	0103	0562	12-10-1964			0			Total	1075130		Total	781480		1-3	56,000
				Total				115920								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				0.00			

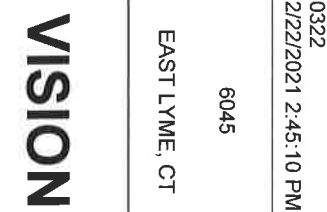
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name		Batch
0040	B	Tracing	

NOTES
 10/19 DEMO NC INC
 19GL BAA CHANGE
 10/20 BLDG 2 COMP
 BLDG 2 LOWER APTS 7-9 UPPER APTS 10-12

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION										
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.
2	0322	STORESHOP			SF	0	1.00000	1.00	1.00	1.00
Total Card Land Units 0.000 AC Parcel Total Land Area: 1.2600										

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										1,203,400
Appraised Xr (B) Value (Bldg)										12,900
Appraised Ob (B) Value (Bldg)										0
Appraised Land Value (Bldg)										319,600
Special Land Value										0
Total Appraised Parcel Value										1,535,900
Total Appraised Parcel Value										1,535,900
VISIT / CHANGE HISTORY										
Date	Id	Type	Is	Cd	Purpose/Result					
Total Land Value 319,600										



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

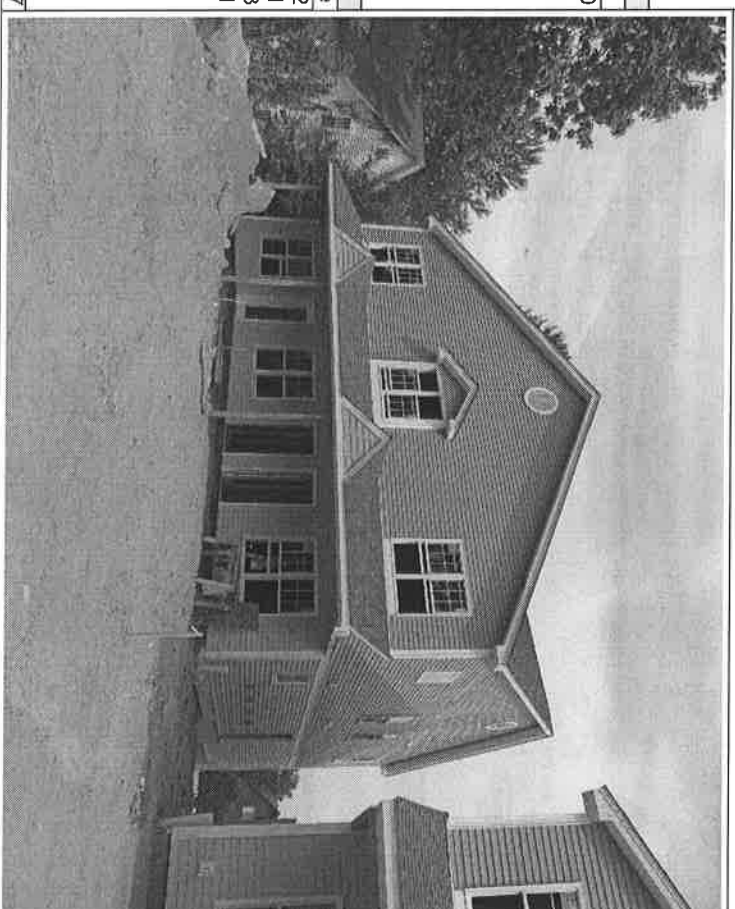
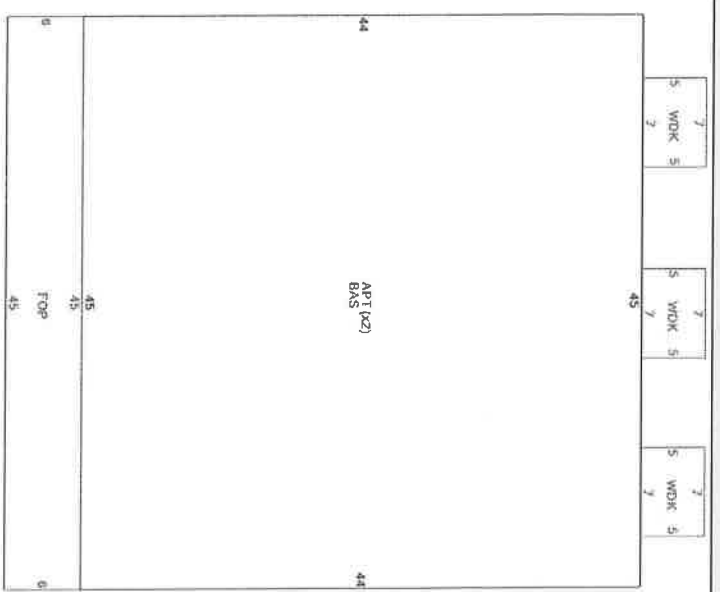
Element	Cd	Description	Element	Cd	Description
Style: Model Grade	80	Stores/Apt Com			
Occupancy	94	Commercial Average			
Exterior Wall 1	03	Vinyl Siding			
Exterior Wall 2	2				
Roof Structure	9.00				
Roof Cover	25				
Interior Wall 1	03	Gable/Hip Asph/F Gls/Comp Drywall/Sheet			
Interior Wall 2	03				
Interior Floor 1	05	Ceram Clay Tl			
Interior Floor 2	11	RCN			
Heating Fuel	14	Carpet Gas			
Heating Type	03	Year Built Effective Year Built			
AC Type	04	Depreciation Code			
Bldg Use	02	Remodel Rating			
Total Rooms	0322	Year Remodeled			
Total Bedrms	21	Depreciation %			
Total Baths	6	Functional Obsol			
Heat/AC	6	External Obsol			
Frame Type	00	Trend Factor			
Baths/Plumbing	02	Condition			
Ceiling/Wall	02	Condition %			
Rooms/Prtus	06	Percent Good			
Wall Height	02	RCNLD			
% Conn Wall	9.00	Dep % Ovr			
1st Floor Use:		Dep Ovr Comment			
		Misc Imp Ovr			
		Misc Imp Ovr Comment			
		Cost to Cure Ovr			
		Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES/B

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	5,940	1.00	2020			100		0.00	5,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
APT	Apartment	3,960	3,960	3,960	91.96	364,162
BAS	First Floor	1,980	1,980	1,980	91.96	182,081
FOP	Porch, Open, Finished	0	270	68	23.16	6,253
WDK	Deck, Wood	0	105	16	14.01	1,471
Ttl Gross Liv/Lease Area		5,940	6,315	6,024		553,967





BOARD OF ASSESSMENT APPEALS APPLICATION

RECEIVED
FEB 11 2021
ASSESSOR'S OFFICE
TOWN OF EAST LYME
Applications may be sent to:
Board of Assessment

Pursuant to Sec. 12-111 of the Connecticut General Statutes Appeals a written application to appeal an assessment must be filed and received on or before February 22, 2021 Please complete all sections of the application with an asterisk Return application to address shown at the right

C/O Assessor's Office
PO Box 519
108 Pennsylvania Ave
Niantic, CT 06357

<p style="text-align: center;">* Property Owner</p> <p>Name <u>ORCHARDS AT EAST LYME INC. C/O AMANDA ADAMS TOWERCO</u></p> <p>Mailing Address <u>5000 VALLEYSTONE DR.</u></p> <p>City/State/Zip <u>CARY, NC 27519</u></p> <p>Phone # _____</p>	<p>Grand List of 2020 _____ List # <u>9985</u></p>
<p>* Property owner will be represented by <input type="checkbox"/> self <input checked="" type="checkbox"/> agent (If agent, owner must complete <u>authorization form - see reverse side</u>)</p>	<p style="text-align: center;">*Property Description</p> <p>Location <u>ARBOR CROSSING</u></p> <p>Map/Lot <u>29.1/167-1</u></p> <p style="text-align: center;">Property Type</p> <p><input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle</p>
<p style="text-align: center;">* Appellant</p> <p>Name <u>PROPERTY TAX PARTNERS, LLP</u></p> <p>Address <u>5810 WILSON ROAD SUITE 105</u></p> <p>City/State/Zip <u>HUMBLE, TX 77396</u></p> <p>Phone # <u>(832) 730-1927</u></p>	<p style="text-align: center;">* Reason for Appeal</p> <p><u>"Land" value is being derived from the tower.</u></p> <p><u>The tower is already being assessed under personal property. The Buildings are also being assessed as personal property. Please see attached.</u></p>
<p style="text-align: center;">* Correspondence & Contact (if different from Owner)</p> <p>Name <u>Paul O. Caines</u></p> <p>Address <u>5810 WILSON ROAD SUITE 105</u></p> <p>City/State/Zip <u>HUMBLE, TX 77396</u></p> <p>Phone # <u>(832) 730-1927</u></p>	<p style="text-align: center;">* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)</p> <p style="text-align: center;"><u>\$ 257,312.00</u> (attach documentation of value)</p>
<p>* Signature of owner or duly authorized agent (attach evidence of agent authorization) <u></u></p>	<p style="text-align: right;">Date <u>02/02/2021</u></p>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>8:30pm</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	------------------------------	-----------------------	---

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land	<u>157,500</u>	
Building	<u>160,790</u>	
Total	<u>318,290</u>	
Motor Vehicle		
Personal Property		

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
ORCHARDS AT EAST LYME INC					UTL LAND	4-1	225,000	157,500
5000 VALLEYSTONE DR					UTL OUTBL	4-3	229,700	160,790
CARY NC 27519								
Alt Prid ID Sub-Div Photo Devil Lot # DR8-87 Vet Exemp 07161 Tract GIS ID 29.1/167-1 Assoc Pld#					VISION			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ORCHARDS AT EAST LYME INC	0722	0731	U	V	0	03	2020	4-1	157,500						
								4-3	160,790						
Total										454,700	318,290		Total		

DEED NOTES	OTHER ASSESSMENTS	Code	Description	Number	Amount	Comm Int
1013-162 LEASE 25 YR OP CELL TOWER						

ASSESSING NEIGHBORHOOD	NOTES
Nbhd 0055	LEASE OPTION NEW CINGULAR WIRELESS 983/001 25 YR OP BTWN 2&4 ARBOR CROSSING CELL TOWER 1 EQMNT BARN 1760SF CELL TOWER 1 ARRAY

BUILDING PERMIT RECORD	INSPIRATION DATE	% Comp	DATE Comp	Comments
20-0459	10-14-2020	100	10-14-2020	CERT OF OCCUPANCY TELE
B180402-2	05-18-2018	100	09-28-2020	FAUX SILO+BARN TO HOURS
B140110-2	07-03-2014	100	08-31-2015	30X60 POOL
B140417-2	06-19-2014	100	09-09-2015	POOL HSE
BM18418	04-18-2006	100	10-01-2006	1000 GAL GAS TANK
B17414	12-13-2005	100	10-01-2006	CLUB HSE, TENNIS CRT, PA
B17069	09-14-2005	100	08-10-2006	TEMP CONSTR TRAILER

LAND LINE VALUATION SECTION	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised Xf (B) Value (Bldg)	APPRaised Ob (B) Value (Bldg)	APPRaised Land Value (Bldg)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value	VALUATION Method
	0	0	229,700	225,000	0	454,700	C

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPIRATION DATE	% Comp	DATE Comp	Comments	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
20-0459	10-14-2020	CM	Commercial	750,000	09-28-2020	100	10-14-2020	CERT OF OCCUPANCY TELE						
B180402-2	05-18-2018	CM	Commercial	88,000	09-09-2015	100	08-31-2015	FAUX SILO+BARN TO HOURS						
B140110-2	07-03-2014	RS	Commercial	88,000	09-09-2015	100	08-31-2015	30X60 POOL						
B140417-2	06-19-2014	NC	New Construct	75,240	09-09-2015	100	09-09-2015	POOL HSE						
BM18418	04-18-2006	CM	Commercial	925	08-10-2006	100	10-01-2006	1000 GAL GAS TANK						
B17414	12-13-2005	AD	Commercial Addition	206,615	08-10-2006	100	10-01-2006	CLUB HSE, TENNIS CRT, PA						
B17069	09-14-2005	RS	Residential	1,000	08-10-2006	100	08-10-2006	TEMP CONSTR TRAILER						

USE CODE	DESCRIPTION	ZONE	LA	LAND TYPE	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	COND.	NBHD.	NBHD. ADJ	NOTES	LOCATION ADJUSTMEN	ADJ UNIT P	LAND VALUE
1 4330	RAD/TV TR	R40			1	225,000	1.00000	0	1.00	1,000	1,000	1 ARRAYS (CARRIER)	1,000	225,000	225,000
1 4330	RAD/TV TR				10,019	0	0.00000	0	0.00	1,000	1,000	ACTUAL LOT SIZE	0	0	0
Total Card Land Units 0.230 BL Parcel Total Land Area 0.2300 Total Land Value 225,000															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 94	00	Outbuildings			
Model: 00		Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrooms					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

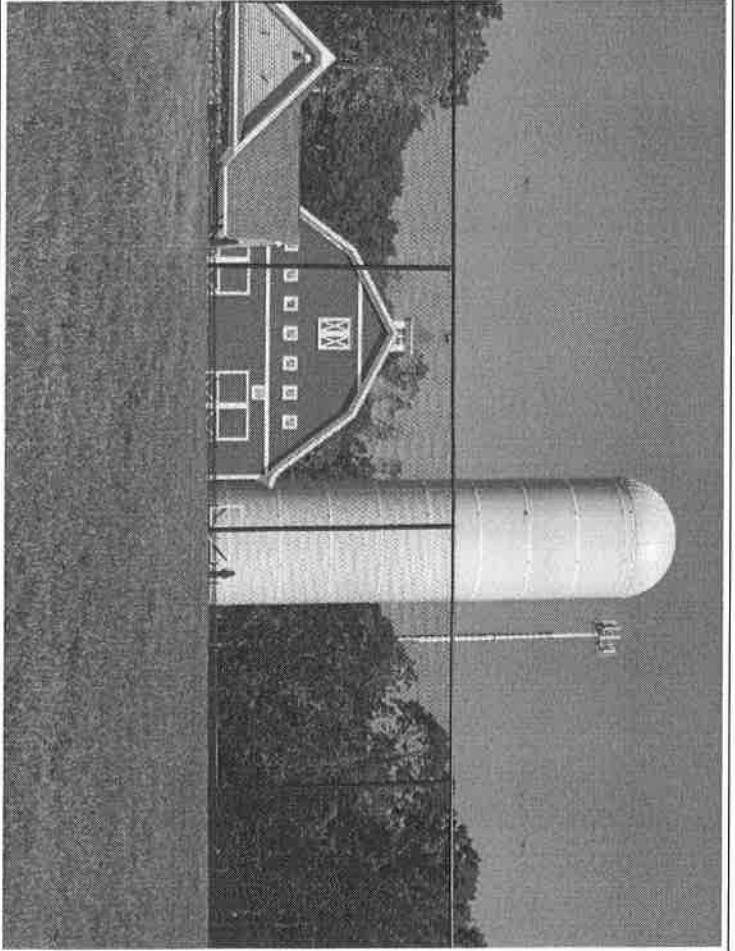
CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			
Year Built			
Effective Year Built			
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %			
Functional Obsol			
External Obsol			
Trend Factor			
Condition			
Condition %			
Percent Good			
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

1

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value														
EQB	EQUIP BLDG	L	1,750	75.00	2020			100		0.00	131,300														
EQB	EQUIP BLDG	L	1,312	75.00	2020			100		0.00	98,400														
<p>BUILDING SUB-AREA SUMMARY SECTION</p> <table border="1"> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Floor Area</th> <th>Eff Area</th> <th>Unit Cost</th> <th>Undeprec Value</th> </tr> <tr> <td></td> <td>TI Gross Liv / Lease Area</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table>												Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		TI Gross Liv / Lease Area	0	0	0	0	0
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																			
	TI Gross Liv / Lease Area	0	0	0	0	0																			

No Sketch



ARBOR CROSSING

Location ARBOR CROSSING

Mblu 29.1/ 167-1///

Acct# 009985

Owner ORCHARDS AT EAST LYME INC

Assessment \$318,290

Appraisal \$454,700

PID 105378

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$229,700	\$225,000	\$454,700
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$160,790	\$157,500	\$318,290

Owner of Record

Owner ORCHARDS AT EAST LYME INC
Co-Owner C/O AMANDA ADAMS TOWER CO
Address 5000 VALLEYSTONE DR
 CARY, NC 27519

Sale Price \$0
Certificate
Book & Page 0722/0731
Sale Date 10/28/2005
Instrument 03

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

 Building Photo
 (http://images.vgsi.com/photos2/EastLymeCTPhotos///0020/IMG_1569%20

Building Attributes

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 4330
Description RAD/TV TR
Zone R40
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.23
Frontage 0
Depth 0
Assessed Value \$157,500
Appraised Value \$225,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
EQB	EQUIP BLDG			1750.00 SF	\$131,300	1
EQB	EQUIP BLDG			1312.00 SF	\$98,400	1

Valuation History

Appraisal
No Data for Appraisal History

Assessment
No Data for Assessment History

STATEMENT OF AGENCY

Taxpayer hereby appoints Property Tax Partners, LLP as agent for the purpose of filing real estate and personal statements, renditions, or returns and/or assessment appeals applications or petitions for review of valuation with all counties, appraisal districts and/or Assessment Appeal Board, Boards of Review, or Boards of Equalization, appearing on our behalf before said Board(s), examining any records, and discussing with the appropriate governmental authority the assessment of any property owned by this company. This agency shall remain in effect until written notice of termination is issued by an officer of this company:

TowerCo V Holdings, LLC and all subsidiaries

Name of Taxpayer

Michael Smith

Name



Signature

Chief Financial Officer

Title

April 16, 2019

Date

Subscribed and sworn to before me on this 16th day of

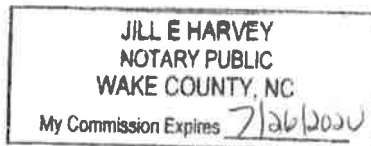
April 2019,

Jill E. Harvey

Notary Public Jill E. Harvey

In and for the County of Wake

State of North Carolina My commission expires 7/26/2020





BOARD OF ASSESSMENT APPEALS APPLICATION

RECEIVED
 FEB 11 2021
 ASSESSOR'S OFFICE
 TOWN OF EAST LYME

Pursuant to Sec. 12-111 of the Connecticut General Statutes
 Appeals

a written application to appeal an assessment must be filed and received on or before February 22, 2021

Please complete all sections of the application with an asterisk
 Return application to address shown at the right

Applications may be sent to:
 Board of Assessment

C/O Assessor's Office
 PO Box 519
 108 Pennsylvania Ave
 Niantic, CT 06357

* Property Owner		Grand List of 2020	List #44555
Name <u>TowerCo 2013, LLC</u>		*Property Description	
Mailing Address <u>5000 VALLEYSTONE DR.</u>		Location <u>ARBOR CROSSING</u>	
City/State/Zip <u>CARY, NC 27519</u>		Map/Lot _____	
Phone # _____		Property Type	
* Property owner will be represented by <input type="checkbox"/> self <input checked="" type="checkbox"/> agent (If agent, owner must complete <u>authorization form - see reverse side</u>)		<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Personal Property <input type="checkbox"/> Motor Vehicle	
* Appellant		* Reason for Appeal	
Name <u>PROPERTY TAX PARTNERS, LLP</u>		<u>Buildings are included in original filing.</u>	
Address <u>5810 WILSON ROAD SUITE 105</u>		<u>Please see attached. Buildings are considered</u>	
City/State/Zip <u>HUMBLE, TX 77396</u>		<u>Real property per assessor.</u>	
Phone # <u>(832) 730-1927</u>		<u>Please see attached.</u>	
* Correspondence & Contact (if different from Owner)		* Appellant's Estimate of Value (real estate value is based on 10/1/16 Revaluation)	
Name <u>Paul O. Caines</u>		<u>\$ 97,888.00</u>	
Address <u>5810 WILSON ROAD SUITE 105</u>		(attach documentation of value)	
City/State/Zip <u>HUMBLE, TX 77396</u>			
Phone # <u>(832) 730-1927</u>			
* Signature of owner or duly authorized agent (attach evidence of agent authorization) <u></u>			Date <u>02/02/2021</u>

PLEASE DO NOT WRITE BELOW THIS LINE

Board of Assessment Appeals has scheduled an appointment as follows	Date <u>March 8, 2021</u>	Time <u>8:45 p m</u>	Place East Lyme Town Hall 108 Pennsylvania Ave Niantic, CT 06357
---	------------------------------	-------------------------	---

Appeal Summary _____

Assessments	Grand List 2020	Board of Assessment Appeals
Land		
Building		
Total		
Motor Vehicle		
Personal Property	<u>245,210</u>	

Board of Assessment Appeals: (signatures)

X _____	X _____
X _____	X _____
X _____	Date of Board Decision _____

ACCT TowerCo 2013, LLC Assessor Acct# 44555
 NAME East Lyme Address 2 Arbor Crossing
 YEAR 2020

REF	LOC NAME	LOC sqft	LOC ADDR	SCH. LIFE*	YEAR ACQ	ASSET COST	% GD	2020 INDEX	ASSET VALUE	NOTES
1	Stealth Tower	105	2 Arbor Crossing	35	2019	\$97,888.35	1.00	1.000	\$97,888.35	
2	Faux Silo-Concrete Poured	2,625	2 Arbor Crossing	35	2019	\$169,000.00	1.00	1.000	\$169,000.00	Real Prop.
3	Silo Unloader	105	2 Arbor Crossing	35	2019	\$13,300.00	1.00	1.000	\$13,300.00	Real Prop.
4	Gunite and Epoxy Finish	105	2 Arbor Crossing	35	2019	\$21,000.00	1.00	1.000	\$21,000.00	Real Prop.
5	Typical Silo Piping	105	2 Arbor Crossing	35	2019	\$1,930.00	1.00	1.000	\$1,930.00	Real Prop.
6	Faux Barn (General Purpose)	1,750	2 Arbor Crossing	35	2019	\$65,625.00	1.00	1.000	\$65,625.00	Real Prop.
									\$368,743.35	

44455

CT 2-22
224 803 AV
~~171,647~~ AV



Town of East Lyme
P O Box 519
Niantic, CT 06357

October 1, 2020

**Change of Assessment Notice
PERSONAL PROPERTY**

Assessor: Diane Vitagliano

Phone: (860) 739-6931

Pursuant to the provision of Sec.12-55 of the Connecticut General Statutes you are hereby notified that the Assessor has assessed your property for the Grand List of October 1, 2020 at 245,210. If you do not agree with the indicated assessment, you may appeal to the Board of Assessment Appeals. Contact the Assessor's Office to request an appeal application. This application must be COMPLETED and FILED with the Assessor's Office on or before February 22, 2021

Upon receipt of the completed application, the Assessors office will schedule an informal hearing appointment with Board of Assessment Appeals. Notification of the appointment date, time and place will be mailed to you. Please note that all informal hearings are by appointment only.

NOTE: This assessment notice does not reflect any applicable exemptions.

CT002510
RECEIVED
JAN 12 2021
PTP

<u>Last year</u>	<u>This Year</u>
Gross _____ 0	Gross _____ 245,210

*** * * THIS IS NOT A BILL * * ***

List # Property Location:
44555 2 ARBOR CROSSING

TOWERCO 2013 LLC
5000 VALLEYSTONE DR
SUITE 200

STATEMENT OF AGENCY

Taxpayer hereby appoints Property Tax Partners, LLP as agent for the purpose of filing real estate and personal statements, renditions, or returns and/or assessment appeals applications or petitions for review of valuation with all counties, appraisal districts and/or Assessment Appeal Board, Boards of Review, or Boards of Equalization, appearing on our behalf before said Board(s), examining any records, and discussing with the appropriate governmental authority the assessment of any property owned by this company. This agency shall remain in effect until written notice of termination is issued by an officer of this company:

TowerCo V Holdings, LLC and all subsidiaries

Name of Taxpayer

Michael Smith

Name



Signature

Chief Financial Officer

Title

April 16, 2019

Date

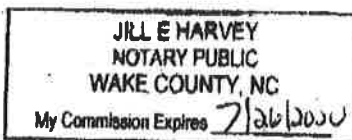
Subscribed and sworn to before me on this 16th day of

April 2019

Jill E. Harvey
Notary Public Jill E. Harvey

In and for the County of Wake

State of North Carolina My commission expires 7/26/2020





PROPERTY TAX PARTNERS

October 8, 2020

**RE: TowerCo V Holdings and all TowerCo Subsidiaries
2020 Business Personal Property Returns
** Request of Notice of Assessment****

Dear Property Tax Assessor,

Property Tax Partners, LLP is the authorized tax representative for TowerCo.

All active locations will have the assessor account for easy identification. If there is a new location for 2020 our return will indicate NEW 2020 along with the site number assigned by TowerCo and a Statement of Agency. We have included a current Tenant listing for your records.

We are requesting the 2020 Notice of Assessment be sent to us at the address below.

If there are any questions about this, please do not hesitate to reach out to us, at ChrisRischan@Property-Tax-Partners.com or 832-930-7654.

Thank you,

Chris Rischan
Manager
Property Tax Partners, LLP

Property Tax Partners
5801 Wilson Rd. Suite 105
Humble, TX 77396

P: 832-930-7654
F: 832-930-7654

TOWERCO 2013, LLC
2020 PERSONAL PROPERTY STATEMENT - TENANT LIST

Are other businesses operated at your location(s)?

Site Code	Site Name	County	Tenants
CT0025	East Lyme Relo	New London	AT&T New Cingular Wireless PCS, LLC Tax Department 1025 Lenox Park Dr., NE Atlanta GA 30319

Attn. Town Assessor's Office
East Lyme Town Assessor
108 Pennsylvania Ave, PO Box 519
Niantic, CT 06357-0519

TO: TowerCo 2013 LLC
5000 Valleystone Drive, Ste. 200
Cary, NC 27519

2020 East Lyme, Connecticut Declaration of Personal Property

Filing Requirement - This declaration must be filed with the Assessor of the town where the personal property is located. Declarations of personal property shall be made annually.

If you no longer own the above noted business or personal property assessed in your name last year, you do not need to complete this declaration. You must, however, return this declaration to the Assessor and provide information related to the name of the new owner of the property or the date your business ceased or to where you moved the business (see Affidavit below). Otherwise, the Assessor must assume that you are still operating the business and still own and have failed to declare your taxable personal property.

AFFIDAVIT OF BUSINESS TERMINATION OR MOVE OR SALE OF BUSINESS OR PROPERTY		
I _____ of _____ at _____	Business Name (if applicable)	Street location
Business or property owners name		
With regards to said business or property I do so certify that on _____	Date	Said business or property was (Indicate which one by circling):
SOLD TO:	Name _____	Address _____
MOVED TO:	City/Town and State to where business or property was moved _____	Address _____
TERMINATED:	Attach Bill of Sale or Letter of dissolution to this form and return it with this affidavit to the Assessor's office	
The signer is made aware that the penalty for making a false affidavit is a \$500.00 fine or imprisonment for one year or both.		
Signature _____	Print name _____	

Penalty for late filing - Failure to file timely will result in a penalty equal to 25% of the assessment of the personal property. This declaration must be filed or postmarked (as defined in C.G.S. Sec 1-2a & as referenced in Sec.12-41(d)) no later than:

Monday, November 2, 2020

INSTRUCTIONS

As per CGS 12-63, the Assessor must determine the "present true and actual value" and in determining such value may use the accepted methods of comparable sales, cost less depreciation and income capitalization.

Not all sections are applicable to every business. Please read the following instructions and complete all relevant sections.

Who Should File -

All owners of taxable personal property.

Declaration -

1. Owners of:

- a. **Non-Connecticut registered motor vehicles**
- b. **Horses, ponies and thoroughbreds**
- c. **Mobile manufactured home -not assessed as real estate**

2. Businesses, occupations, farmers, and professionals need to complete: (Commercial and cost information is not open to public inspection)

- Business Data (page 3).
- Lessee's Listing Report (page 4).
- Disposal, Sale or Transfer of Property Report (page 4)
- Taxable Property Information (pages 5-7).
- **Sign the Declaration of Personal Property Affidavit on page 8.**

3. Lessors need to complete: (Commercial and cost information is not open to public inspection)

- Business Data (page 3).
- Lessor's Listing Report (page 3).
- Disposal, Sale or Transfer of Property Report (page 4).
- Taxable Property Information (pages 5-7).
- **Sign the Declaration of Personal Property Affidavit on page 8.**

Filing Requirements -

1. The Personal Property Declaration must be filed annually on or before November 1 (or the Monday following if November 1 falls on Saturday or Sunday) (CGS §12-42).
2. A Personal Property Declaration not filed will result in a value determined by the Assessor from the best available information (CGS §12-53b).
3. Declarations filed with "same as last year" are **INSUFFICIENT** and shall be considered an incomplete declaration.
4. Pursuant to CGS 12-81(79) tangible personal property with an original value of not more than \$250 and over 10 years old is exempt. Detailed listing of such assets are reported on Page 4. Reconcile such assets on Page 6.

Penalty of 25% is Applied -

1. When no declaration is filed or a declaration is not signed, a 25% penalty is applied to the assessment. [See 2. under Filing Requirements.]
2. When declarations are submitted after November 1 [See 1. under Filing Requirements] and an extension has **NOT** been granted (see Extensions) a 25% penalty is applied to the

assessment. Returns mailed in must have a postmark (as defined in C.G.S. Sec 1-2a) of November 1 [See 1. under Filing Requirements] or before.

3. When an extension is granted (see Extensions) and the declaration is not filed by the extension deadline, a 25% penalty is applied to the assessment.
4. When omitted property is discovered, the 25% penalty is applied to the difference in the assessed value as determined by the results of the discovery and the assessment as determined by the originally filed declaration.

Exemptions -

1. On page 7, check the box adjacent to the exemption you are claiming.
2. **Note** that several exemptions require an additional application in order to receive that exemption. Please request the form number noted from the Assessor's Office. The Manufacturers Machinery & Equipment Exemption Claim form & its Itemized lists for Code 13 property may be requested if not included with this declaration.
3. The extension to file the Personal Property Declaration, if granted, may not apply to all required exemption applications and may require a late filing fee. Check with the Assessor.

Signature Required -

1. The owners shall sign the declaration (page 8).
2. The owner's agent may sign the declaration. In which case the declaration must be duly sworn to or notarized.
3. Corporate officers signing for their corporations must have the returns properly sworn to or notarized; or provide the Assessor with a statement bearing the corporate seal and signed by the corporate secretary setting out the office held by the signer of the declaration and dates office held.

Extension -

The Assessor may grant a filing extension **for good cause** (CGS §12-42 & 12-81K). If a request for an extension is needed, you need to **request the filing extension in writing** with the Assessor on or before November 2.

Audit -

The Assessor is authorized to audit declarations, within 3 years of the date of the required filing. Substantial penalties are applicable if such an audit reveals property not declared as required by law (CGS §12-53).

**Before Filing
Make Copies of Completed Declaration
For your Records**

Example of how to complete the tables on pages 5 and 6

How should the following be declared?

June 2019, you bought a desk for \$800 and a chair for \$200. You have a filing cabinet and printer that you bought 10 years ago for \$2000 that is being used in your business.

See the table to the right for the answer.

#16 - Furniture, fixtures and equipment			
Year Ending	Original cost, transportation & Installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19	1000	90%	900
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs	2000	30%	600
Total	3000	Total	1500

**Assessor's
Use Only**

#16 | 1500

2020 PERSONAL PROPERTY DECLARATION
Commercial and financial information is not open to public inspection

List or Account #: TAXED ON REAL PROPERTY-NEW - FEIN: 80-0855743
 Owner's Name: TowerCo 2013 LLC
 DBA: _____

Assessment date October 1, 2020
 Required return date November 2, 2020

Location (street & number) 2 Arbor Crossing, East Lyme, CT 06333

BUSINESS DATA For businesses, occupations, professions, farmers, lessors *Answer all questions 1 through 12, writing N/A on lines that are not applicable*

1. Direct questions concerning return to - **2. Location of accounting records -**
 Name Chris Rischan Susan Lutcavage
 Address 5810 Wilson Road, Suite 105 5000 Vallevstone Drive, Ste. 200
 City/State/Zip Humble, TX 77396 Cary, NC 27519
 Phone / Fax 832-930-7654 / (919) 653-5740 /
 E-mail chrisrischan@property-taxc-partners.com slutcavage@towerco.com

3. Description of Business Tower Aggregator

4. How many employees work in your facilities in this town only? 0

5. Date your business began in this town? 11/26/2019

6. How many square feet does your firm occupy at your location(s) in this town? _____ Sq. ft. Own Lease

7. Type of ownership: Corporation Partnership LLC Sole proprietor Other-Describe _____

8. Type of business: Manufacturer Wholesale Service Profession Retail/Mercantile Tradesman Lessor
 Other-Describe _____ IRS Business Activity Code _____

9. In the last 12 months was any of the property included in this declaration located in another Connecticut town for at least 3 months? If yes, identify by specific months, code, cost, and location(s). Yes No

10. Are there any other business operations that are operating from your address here in this town? If yes give name and mailing address. Yes No

AT&T

11. Do you own tangible personal property that is leased or consigned to others in this town? If yes, complete **Lessor's Listing Report (below)** Yes No

12. Did you have in your possession on October 1st any borrowed, consigned, stored or rented property? If yes, complete **Lessee's Listing Report (page 4)** Yes No

LESSOR'S LISTING REPORT In order to avoid duplication of assessments related to leased personal property the following must be completed by Lessors: (Please note that property under conditional sales agreements **must** be reported by the lessor.) Computerized filings are acceptable as long as all information is reported in prescribed format.

	Lessee #1	Lessee #2	Lessee #3
Name of Lessee	N/A		
Lessee's address			
Physical location of equipment			
Full equipment description			
Is equipment self manufactured?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Acquisition date			
Current commercial list price new			
Has this lease ever been purchased, assumed or assigned?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, specify from whom			
Date of such purchase, etc.			
If original asset cost was changed by this transaction, give details			
Type of lease	<input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale	<input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale	<input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale
Lease Term - Begin and end dates			
Monthly contract rent			
Monthly maintenance costs if included in monthly payment above			
Is equipment declared on the Lessor's or the Lessee's manufacturing exemption application?	Yes <input type="checkbox"/> Lessor <input type="checkbox"/> Lessee <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> Lessor <input type="checkbox"/> Lessee <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> Lessor <input type="checkbox"/> Lessee <input type="checkbox"/> No <input type="checkbox"/>

List or Account #: TAXED ON REAL PROPERTY-NEW -

Owner's Name: TowerCo 2013 LLC

Assessment date October 1, 2020
Required return date November 2, 2020

LESSEE'S LISTING REPORT Pursuant to Connecticut General Statutes §12-57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines.

- Yes No Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right.
- Did you acquire any of the leased items that were in your possession on October 1, 2019? If yes, indicate previous lessor, item(s) and date(s) acquired in the space to the right.
- Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list cost in the 'Acquisition Cost' row.

	Lease #1	Lease #2	Lease #3
Name of Lessor	N/A		
Lessor's address			
Phone Number			
Lease Number			
Item description / Model #			
Serial #			
Year of manufacture			
Capital Lease	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Lease Term - Beginning/End			
Monthly rent			
Acquisition Cost			
Year Included			

DISPOSAL, SALE OR TRANSFER OF PROPERTY REPORT

Disposal, sale or transfer of property - If you disposed of, sold, or transferred a portion of the property included in last year's filing, complete the Detailed Listing of Disposed Assets Report And Reconciliation Of Fixed Assets on page 6. If you no longer own the business noted on the cover sheet you do not need to complete this declaration. You must, however, return to the Assessor this declaration along with the complete AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF BUSINESS OR SALE OF BUSINESS found in this return. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY REPORTING SECTION.

DETAILED LISTING OF DISPOSED ASSETS COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

Date Removed	Code #	Description of Item	Date Acquired	Acquisition Cost
N/A				

Detailed Listing of Assets - Orig Value < \$250

Pursuant to CGS § 12-81(79) -- Listing of assets purchased prior to 10/1/10 with a value ≤ \$250

Description of Item	Date Acquired	Acquisition Cost
N/A		

Taxable Property Information

- All data reported should be:
 - Actual acquisition costs including any additional charges for transportation and installation by year for each type of property described. These costs, less the standard depreciation as shown on the form will determine the net depreciated value.
 - Include all assets that may have been fully depreciated, written off, or charged to expense but are still owned. Do not include disposed assets.
- Reports are to be filed on an assessment year basis of October 1. Acquisitions between October 2 and December 31 apply to the new year. (i.e. acquisition made October 30, 2019 is reported in the year ending October 1, 2020).
- Computerized filings are acceptable as long as all information is reported in prescribed format.
- Do not include disposed assets. Disposals are used to reconcile last year's reporting with this year's reporting.

List or Account #: TAXED ON REAL PROPERTY-NEW -

Owner's Name: TowerCo 2013 LLC

Assessment date October 1, 2020
 Required return date November 2, 2020

**Assessor's
Use Only**

# 9 - Motor Vehicles Unregistered motor vehicles & vehicles garaged in Connecticut but registered in another state			
Year	VEHICLE 1	VEHICLE 2	VEHICLE 3
Make	N/A		
Model			
VIN			
Length			
Weight			
Purchase \$			
Date			
Value			

#10 - Manufacturing machinery & equipment not eligible under CGS 12-81 (76) for exemption			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#9 _____
 #10 _____

#11 - Horses and Ponies			
	#1	#2	#3
Breed	N/A		
Registered			
Age			
Sex			
Quality			
Breeding			
Show			
Pleasure			
Racing			
Value			

#12 - Commercial Fishing Apparatus			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#11 _____
 #12 _____

#13 - Manufacturing machinery & equipment eligible under CGS 12-81(76) for exemption - must complete exempt claim.			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#14 - Mobile Manufactured Homes if not currently assessed as real estate			
Year	#1	#2	#3
Make	N/A		
Model			
ID Number			
Length			
Width			
Bedrooms			
Baths			
Value			

#13 _____
 #14 _____

#16 - Furniture, fixtures and equipment			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#16a or 16b - Technologically Advanced Equipment Includes medical testing equipment, point of sale equipment, copy machines, telephone systems, facsimile machines, postage machines, postage meters, and any other similar type of equipment that is technologically advanced.			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A		
10-1-19			
10-1-18			
10-1-17			
Prior Yrs		20%	
Total		Total	

#16 _____
 #16a or #16b _____

#17 - Farm Machinery			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#18 - Farm Tools			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#17 _____
 #18 _____

#19 - Mechanics Tools			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#20 - Electronic data processing equipment			
In accordance with Section 168 IRS Codes Computers Only			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total		Total	

#19 |
#20 |

#21a Telecommunication company equipment not technologically advanced -include previously coded #21c property with #21a			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#21b Telecommunication company equipment technologically advanced -include previously coded #21d property with #21b			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total		Total	

21a and 21b Total

#21 |

#22 - Cables, conduits, pipes, etc			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	368,743	95%	350,306
10-1-19			
10-1-18			
10-1-17			
10-1-16			
10-1-15			
10-1-14			
Prior Yrs			
Total	368,743	Total	350,306

Check here if a DPUC regulated utility

#23 - Expensed Supplies			
The average is the total amount expended on supplies since October 1, 2019 divided by the number of months in business since October 1, 2019.			
Year Ending	Total Expended	# of Months	Average Monthly
10-1-20	N/A		

#22 |
#23 |

#24a - Other Goods - Including leasehold improvements			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#24b - Rental Entertainment Medium			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	N/A	95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total		Total	

of video tapes _____ # of DVD movies _____
of music CD's _____ # of video games _____

24a and 24b Total

#24 |

RECONCILIATION OF FIXED ASSETS	
*Complete Detailed Listing of Disposed Assets - page 4	
**Complete Listing of Assets Orig Value ≤ \$250 - page 4	
Assets declared 10/1/19	_____
* Assets disposed since 10/1/19	_____
** Assets valued ≤ \$250 prior 10/1/10	_____
Assets added since 10/1/19	_____
Assets declared 10/1/20	368,743
Expensed equipment last year	_____
Capitalization Threshold	_____

2020 PERSONAL PROPERTY DECLARATION - SUMMARY SHEET

Commercial and financial information is not open to public inspection.

Assessment date October 1, 2020

Required return date November 2, 2020

List or Account #: TAXED ON REAL PROPERTY-NEW -

Owner's Name: TowerCo 2013 LLC

DBA: _____

Mailing address: 5000 Vallestone Drive, Ste. 200

City/State/Zip: Cary, NC 27519

Location (street & number) 2 Arbor Crossing, East Lyme, CT 06333

This Personal Property Declaration must be signed and delivered or postmarked by Monday, November 2, 2020 to:
Assessor of Town
where property is located

Property Code and Description	Net Depreciated Value pages 5 & 6	ASSESSOR'S USE ONLY	
		Code	ASSESSMENTS
#9 Motor Vehicles UNREGISTERED motor vehicles (e.g. campers, RV's, snowmobiles, trailers, trucks, passenger cars, tractors, off-road construction vehicles, etc.) including any vehicle garaged in Connecticut but registered in another state, or any such vehicle not registered at all. If you are a farmer eligible for the exemption under Sec. 12-81, list tractors in Code 17.		#9	
#10 - Machinery & Equipment Industrial manufacturing machinery and equipment (e.g., tools, dies, jigs, patterns, etc.). Include air and water pollution control equipment.		#10	
#11 Horses And Ponies Describe your horses and ponies. A \$1,000 assessment exemption per animal will be applied. If you are a farmer, the exemption may be 100% provided Form M-28 is filed with and approved by the Assessor.		#11	
#12 - Commercial Fishing Apparatus All fishing apparatus exclusively used by a commercial fisherman in his business (e.g., fishing poles, nets, lobster pots, fish finders, etc.). A \$500 value exemption will be applied.		#12	
#13 - Manufacturing machinery & equipment Manufacturing machinery and equipment used in manufacturing; used in research or engineering devoted to manufacturing; or used for the significant servicing or overhauling of industrial machinery or factory products and eligible for exemption under CGS 12-81 (76). (Formerly property Codes 13 & 15)		#13	
#14 Mobile Manufactured Homes if not currently assessed as real estate		#14	
#16 - Furniture & Fixtures Furniture, fixtures and equipment of all commercial, industrial, manufacturing, mercantile, trading and all other businesses, occupations and professions. Examples: desks, chairs, tables, file cabinets, typewriters, calculators, copy machines, telephones (including mobile telephones), telephone answering machines, facsimile machines, postage meters, cash registers, moveable air conditioners, partitions, shelving display racks, refrigerators, freezers, kitchen equipment, etc.		#16	
#16a or 16b - Technological Advanced Equipment includes medical testing equipment, point of sale equipment, copy machines, telephone systems, facsimile machines, postage machines, postage meters and any other similar type of equipment that is technologically advanced.		#16a or #16b	
#17 - Farm Machinery Farm machinery (e.g., tractors, harrows, bush hogs, hay bines, hay rakes, balers, corn choppers, milking machines, milk tanks, coolers, chuck wagons, dozers, back hoes, hydroponic farm equipment, aquaculture equipment, etc.) used in the operation of a farm.		#17	
#18 - Farming Tools Farm tools, (e.g., hoes, rakes, pitch forks, shovels, hoses, brooms, etc.).		#18	
#19 - Mechanics Tools Mechanics tools (e.g., wrenches, air hammers, jacks, sockets, etc.).		#19	
#20 - Electronic Data Processing Equipment Electronic data processing equipment (e.g., computers, printers, peripheral computer equipment, and any computer based equipment acting as a computer as defined under Section 168 of the IRS Code of 1986, etc.). Bundled software is taxable and must be included.		#20	
#21 Telecommunications Equipment Excluding furniture, fixtures, and computers, #21a includes cables, conduits, antennae, batteries, generators or any equipment not deemed technologically advanced by the Assessor. #21b includes controllers, control frames, relays switching and processing equipment or other equipment deemed technologically advanced by the Assessor.		#21	
#22 - Cables, conduits, pipes, poles, towers (if not currently assessed as real estate), underground mains, wires, turbines, etc., of gas, heating, or energy producing companies, telephone companies, water and water power companies include items annexed to the ground (e.g., hydraulic car lifts, gasoline holding tanks, pumps, truck scales, etc.), as well as property used for the purpose of creating or furnishing a supply of water (e.g., pumping stations).	350,306	#22	
#23 - Expensed Supplies The average monthly quantity of supplies normally consumed in the course of business (e.g., stationary, post-it notes, toner, computer disks, computer paper, pens, pencils, rulers, staplers, paper clips, medical and dental supplies and maintenance supplies, etc.).		#23	
#24 - Other All Other Goods, Chattels and Effects Any other taxable personal property not previously mentioned or which does not appear to fit into any of the other categories. (e.g. video tapes, vending machines, pinball games, video games, signs, billboards, coffee makers, water coolers, leasehold improvements.		#24	
Total Assessment - all codes #9 through #24	Subtotal >	350,306	
#25 - Penalty for failure to file as required by statute - 25% of assessment		#25	
Exemption - Check box adjacent to the exemption you are claiming:			
<input type="checkbox"/> I - Mechanic's Tools - \$500 value	<input type="checkbox"/> M - Commercial Fishing Apparatus - \$500 value		
<input type="checkbox"/> I - Farming Tools - \$500 value	<input type="checkbox"/> I - Horses/ponies \$1000 assessment per animal		
<input type="checkbox"/> K - Municipal Leased	<input type="checkbox"/> K - Asset Orig. Cost ≤ \$250 & over 10 years old		
All of the following exemptions require a separate application and/or certificate to be filed with the Assessor by the required return date			
<input type="checkbox"/> J - Water Pollution or Air Pollution control equipment - Connecticut DEEP certificate required - provide copy			
<input type="checkbox"/> I - Farm Machinery \$100,000 assessment - Exemption application M-28 required annually			
<input type="checkbox"/> G & H - Distressed Municipality/Enterprise Zone/Enterprise Corridor Zone - Exemption application M-55 required annually			
<input type="checkbox"/> U - Manufacturing Machinery & Equipment - Exemption claim required annually			
Total Net Assessment	Assessor's Final Assessment Total >		

List or Account #: TAXED ON REAL PROPERTY-NEW -
Owner's Name: TowerCo 2013 LLC

Assessment date October 1, 2020
Required return date November 2, 2020

DECLARATION OF PERSONAL PROPERTY AFFIDAVIT

**THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR.
AVOID PENALTY - IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY**

COMPLETE SECTION A OR SECTION B

Section A

OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49.

SEE PAGE TWO (2) FOR SIGNATURE REQUIREMENTS.

CHECK ONE OWNER PARTNER
 CORPORATE OFFICER MEMBER

Signature _____ Dated _____
Signature/Title _____
Print or type name _____

Section B

AGENT I DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S.

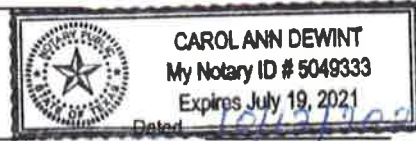
Agent's Signature Chris Rishcan Manager / Agent Dated 10/2/20
Agent's Signature/Title _____
Print or type agent's name Chris Rishcan

AGENT SIGNATURE MUST BE WITNESSED

Witness of agent's sworn statement

Subscribed and sworn to before me - Carol Ann Dewint

Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court.



Direct questions concerning declaration to the Assessor's Office at:

East Lyme Town Assessor
108 Pennsylvania Ave, PO Box
Niantic, CT 06357-0519
(860) 739-6931 ext. 1107
Fax (860) 739-6930

Check Off List:

- Read instructions on page 2
- Complete appropriate sections
- Complete exemption applications
- Sign & date as required on page 8
- Make a copy for your records
- Return by November 2, 2020

Notes:

This Personal Property Declaration must be signed above and delivered to the Assessor or postmarked (as defined in C.G.S. Sec 1-2a & as referenced in Sec. 12-41(d)) by Monday, November 2, 2020 OR - a 25% Penalty as required by law shall be applied.

10/12/2020
10:04:35AM

Active Property List
Declaration of Property Owned and Used by Owner

East Lyme Town Assessor - East Lyme Rele - TAXED ON REAL PROPERTY-NEW - CT0025

Asset Number	Description	Latitude, Longitude	Year Built	Reported Cost	Owner's Value
Assessed - Personal Property					
CT0025	2019 105' Stealth SST	41.36628 -72.2423	2019	368,743.00	245,214.00
Totals:				# of assets:	1
Grand Totals:				368,743.00	245,214.00
				# of assets:	1

TowerCo IV Holdings, LLC

Tracie

Company Name	Asset #	Assessor	Asset Description	Reported	Assessed	Owner Class	Asset Category	State Class	Assessor Account	Collector Account (Detail)	Carry Over Asset	Reported Cost	Status	Active	Cost (Y)	Acq Trans (C)	Acq Date (R)	Year Built
TowerCo IV Holdings, LLC	CT0025	East Lyme Town Assessor	2018 109' Slabtop SST	True	True	Towers	Towers	22	TAXED ON REAL PROPERTY-NEW - CT0025	NEW 2020 - CT0025	True	368,743.00	Current	True	368,743.00	11/26/2019	09/20/2018	2018

CR

*Put
CR
11/16/19 2019*

ACCT TowerCo 2013, LLC
 NAME East Lyme
 YEAR 2020

Assessor Acct# N/A
 Address 2 Arbor Crossing

REF	LOC NAME	LOC sqft	LOC ADDR	STE	ZIP	KEY MAP	VAL. CAT.	cpf	SCH. LIFE*	YEAR ACQ	ASSET COST	% GD	2020 INDEX	PVF	ASSET VALUE
1	Stealth Tower	105					6	\$932.27	35	2019	\$97,888.35	1.00	1.000	1.00	\$97,888.35
2	Faux Silo-Concrete Poured	2,625					6	\$64.38	35	2019	\$169,000.00	1.00	1.000	1.00	\$169,000.00
3	Silo Unloader	105					6	\$126.67	35	2019	\$13,300.00	1.00	1.000	1.00	\$13,300.00
4	Gumite and Epoxy Flnlsh	105					6	\$200.00	35	2019	\$21,000.00	1.00	1.000	1.00	\$21,000.00
5	Typical Silo Piplng	105					6	\$18.38	35	2019	\$1,930.00	1.00	1.000	1.00	\$1,930.00
6	Faux Barn (General Purpose)	1,750					6	\$37.50	35	2019	\$65,625.00	1.00	1.000	1.00	\$65,625.00
											368,743				\$368,743.35

Total Opinion of Value \$368,743.35
 Opinion of Assessed Value \$258,120.35
 Est. Tax Rate 2.819%
 Est. Taxes \$7,276.54

