

Minutes of Board of Assessment Appeals Meeting - 04/09/22

Date and time: 04/09/22 9:00 AM to: 04/09/22 2:45 PM
Present: Brooke Stevens, Recording Secretary, Patrick Hughes, Chair, Mike Bekech, Suzanne Szupiany
CC: Absent: Kim Kalajainen
Location: East Lyme Town Hall- (Conference Room 1)
108 Pennsylvania Avenue, Niantic, CT, 06357
Link: <https://app.meetingking.com/meetings/374872>

FILED

APR 19 20 22 AT 9:20 AM/PM

Topics

EAST LYME TOWN CLERK

1. Call to Order

Note Mr. Hughes called the Board of Assessment Appeals Meeting to order at 9:00 a.m.

2. Appeals by Appointment Only

2-1. 9:00 AM- APPEAL 4591, GREGORY M. MCMAHON ET AL; 13 INDIANOLA RD BPBC

Note Mr. Hughes swore Mary and Greg McMahon in.

Note The McMahons said some of the following:

They would like their appraisal lowered based on the fact they had an appraisal in 2020.

If anyone other than family bought the home, they would knock it down.

They understand why the land assessment is where it is, but not the dwelling.

The home has 4-bedrooms, no heat, and below average condition.

The windows leak and the floors are sagging.

2-2. 9:00 AM- APPEAL 4591, GREGORY M. MCMAHON ET AL; 13 INDIANOLA RD BPBC

Deliberation

Decision MOTION (1)

Ms. Szupiany moved to change the grade to average and change the condition to average.

Mr. Bekech seconded the motion.

Motion carried, 3-0-0.

2-3. 9:15 AM- APPEAL 755, JOSEPH & MELANIE JOHNSON; 8 CAVASIN DR

Note Mr. Hughes swore Mr. Johnson in.

Note Mr. Johnson said some of the following:

He doesn't think his home would sell for anything over \$280,000 and that's at the high end.

The town has his property appraised at \$368,200.

He has the smallest acreage out of the comparable properties he cited.

Note Mr. Johnson provided the Board with photos and discussed attributes affecting the marketability of the house. He said the condition is below average and they definitely paid too much for it, but that's the market.

Note Mr. Johnson said all they've done so far is replace only the main floor windows and put a wood stove in the fireplace since it's drafty

Note Mr. Hughes noted the property card says the home is above average and Mr. Johnson replied that the photos he provided illustrate it's not; he will easily have to sink \$100,000 into the house

Note Mr. Johnson discussed how only one bathroom is operational out of the three bathrooms in the house.

2-4. 9:15 AM- APPEAL 755, JOSEPH & MELANIE JOHNSON; 8 CAVASIN DR Deliberation

Note Mr. Bekech discussed how the grade of the home follows the neighborhood.

Decision MOTION (2)

Mr. Bekech moved to reduce the percentage of the house completed to 90% based on the interior photos and change the depreciation code to fair and a UC code of 55.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-5. 9:30 AM- APPEAL 3375, STEWART & TERESA NORRIS; 186 GRASSY HILL RD

Decision This Appellant did not appear; no action taken.

2-6. 9:45 AM- APPEAL 3147, IRENA & EDWARD HOLIAT; 5 UPPER WALNUT HILL RD

Note Mr. Hughes swore Ms. Holiat in.

Note Ms. Holiat said she's being taxed on 103 feet more than physically built and Mr. Bekech detailed how her house was measured and the bump out in the back, which accounts for the difference she sees in measurement.

Note Ms. Holiat said she doesn't have a finished porch but a concrete slab. She said the home is tiny and the interior is original; no improvements have been done.

Note Mr. Hughes noted the assessed value of the dwelling was \$98,000 and is now \$150,000 while the land is valued almost exactly the same as it was previously.

Note The Board and Appellant further discussed the particulars of the house.

Note The Appellant said based on the condition of the house she thinks it should be assessed at \$310,000 rather than \$360,000.

2-7. 10:00 AM- APPEAL 2812, LARGO ASSEST MGMT INC; 93 GRASSY HILL RD

Note Ms. Holiat gave a brief history of the property and noted the vacant home was vandalized and all the copper was stolen when she was in the process of settling her husband's estate.

Note Mr. Hughes noted the property is assessed at \$281,000 and the Appellant said she estimates the worth to be \$198,000.

Note Ms. Holiat detailed the poor condition of the home and how the house is inhabitable.

Note Mr. Hughes asked if the condition of the land is similar to the previous property and Ms. Holiat said it is.

2-8. 10:00 AM- APPEAL 2812, LARGO ASSEST MGMT INC; 93 GRASSY HILL RD Deliberation

Note Mr. Bekech said this property is already listed as being in poor condition.

Note Mr. Bekech discussed functional obsolescence.

Decision MOTION (3)

Mr. Bekech moved to make functional obsolescence on the building 50% due to damage.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-9. 9:45 AM- APPEAL 3147, IRENA & EDWARD HOLIAT; 5 UPPER WALNUT HILL RD Deliberation

Note Mr. Bekech said the difference between an open porch and finished porch is just semantics.

Note Mr. Bekech said in terms of the square footage she discussed the basement is the same thing that's under the rest of the house difference is because the field card is saying there is a full upper story, when it's not; it should be what they call a TQS- a three quarter story.

Decision MOTION (4)

Mr. Bekech moved to change "FUS/BAS/UBM" to "TQS/BAS/UBM".

Mr. Hughes seconded the motion.

Motion carried, 3-0-0.

2-10. 10:15 AM- APPEAL 4578, DARRYL MON; 30 INDIANOLA RD

Note Mr. Hughes swore Pamela Muccilli in. Ms. Muccilli has Mr. Mon's power of attorney.

Note Ms. Muccilli said some of the following:

She would like to see the property appraised at \$325,000 and it's currently appraised at \$335,300.

28 Indianola is identical to her house- both homes were built by the same two people.

She has 246 more square feet.

They have the exact same kitchen and cabinets.

They have the same asphalt floor but hers is covered with a floating wood floor.

They're mirror images of each other.

The town is not counting her inside porch as an inside when her inside porch is being counted.

She wants to know what constitutes when a fireplace.

Her chimney is physically there but the fire box itself is blocked off and you cannot use it as a fireplace.

Note The Appellant and Board further discussed the property.

2-11. 10:15 AM- APPEAL 4578, DARRYL MON; 30 INDIANOLA RD Deliberation

Note Mr. Bekech discussed how in terms of the porch both sides between the garage are enclosed, it's living space, and not just an enclosed porch with windows, and a porch on its own like the neighbor's house. He noted this explains the exact difference in assessment between the two homes.

Note The Board discussed how the condition of the fireplace is poor since it cannot be used.

Decision MOTION (5)

Mr. Bekech moved to change the condition of the fireplace to 50%.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-12. 10:30 AM- APPEAL 513, KATHLEEN SCHUBERT; 20 LAKEVIEW CIR

Decision This Appellant did not appear; no action taken.

2-13. 10:45 AM- APPEAL 3161, JOHN & WENDY BOURGET; 1 OSPREY RD

Note Mr. Hughes swore Mr. Bourget in.

Note Mr. Bourget had a lengthy discussion with the Board about his property and he said some of the following:

The valuation doesn't consider certain unique factors about the property.

He thinks the property is worth \$787,000.

The home was previously co owned by several people in the family, and him and his wife were able to pull together enough months to funds to purchase it.

After having a dialogue with several real estate agents, he came up with several deterrents in regard to the property.

Their front yard gets flooded every 10 years or so.

The house was built on piers and water circulates under the house and when they had the septic removed, the soil loosened so the house settled a bit, and it leans in that area.

The house was built in 1930 and it's located next to a very, very busy access road to the beach.

During the summer months the road is a parking lot with lots of activity and noise.

They don't mind the constant ringing from the ice cream truck traversing there, but a potential buyer might.

He happens to be a nuclear advocate, so the presence of Millstone doesn't bother him like it would for many buyers.

When people come to see the house, Millstone is the first thing they see, and a nuclear power plant scares people.

The real estate agents he spoke with said Millstone should knock 5% off the price.

Black Point houses sell to Black Pointers, and not so much to people unfamiliar with the area.

Neighbors have an easement to cross their property so there's pretty much a parade of people each summer day and many buyers might find that off-putting

The real estate agents he spoke with thought another 1% should be knocked off the price because of this.

They also don't actually own the waterfront; they get a bump in price because they're waterfront while the house right behind, which has no house in front of them, doesn't.

The beach in front of them is a boater beach so there is a constant stream of people in front of their seawall.

People tie their boats up to the wall and as a result, he has to repair it all the time.

There are noise disturbances at all hours and a definite lack of privacy.

He's seeking a \$63,000 reduction in appraised value, but anything would help.

2-14. 11:00 AM- APPEAL 5624, MARY LOUISE REARDON; 6 SLOCUM DR

Decision This Appellant did not appear; no action taken.

2-15. 11:15 AM- APPEAL 5886, ARTHUR ROOT; 12 ALSCOT RD

Note Mr. Hughes swore Arthur and Josephine Root in.

Note Mr. Hughes noted the value of their dwelling went up \$50,000.


Note Mr. Root said they think the house value is too high given that they have to contend with their next-door neighbor and the poor condition of their home.

Note Mr. Root said they have a modest ranch home with electric heat. He said the house represents itself very well but it's still a 50-year-old house.

2-16. 11:30 AM- APPEAL 6354, KATHY CELLINO TRUST; 60 E SHORE DR

Note Mr. Hughes swore Mr. Cellino in.

Note Mr. Cellino discussed how his assessment went up 35% verses waterfront property which only went up 24.8%. He provided an appeal worksheet which illustrated all the assessment increases in his vicinity, which he discussed.

 [Cellino Attachment 20220417 0001.pdf](#)

Note The Board and Appellant further discussed the property.

2-17. 11:45 AM- APPEAL 8598, LAUREN CONNELLY; 282 CHESTERFIELD RD

Note Mr. Hughes swore Ms. Connelly in.

Note Ms. Connelly said some of the following regarding her home:

It's 22 years old and nothing has been changed or is different.

She questions why it seems like her home is one of the highest valued on Chesterfield Road with the exception of the larger homes located there.

Her house is just under 1,800 square feet and her taxes are \$6,039.

Note Mr. Hughes noted the value of the land actually went down and Ms. Connelly said her property is a rock ledge, and she doesn't have a flat piece of parcel; it's basically a huge rock.

Note Mr. Hughes said the assessed value went up from \$135,000 to \$168,000.

Note Ms. Connelly and the Board discussed what other properties on her road have sold for.

Note Ms. Connelly said she thinks the house and land together is worth \$300,000.

Note Mr. Hughes explained how the assessment and mill rate works in terms of taxes.

2-18. 1:30 PM- APPEAL 7373, WILLIAM WILSON; 99 QUARRY DOCK RD

2-19. 12:00 PM- 12:30 PM- LUNCH BREAK

2-20. 12:30 PM- APPEAL 5751, ALLEN & HEATHER LARSON; 9 BRAINERD RD

Note Mr. Hughes swore Mr. Larson in.

Note Mr. Larson said he was previously here in 2019 and the Board reduced his assessment at that time, but with the reevaluation the assessment has gone up again; the property has doubled in three years.

Note Mr. Larson explained the property is steep and rocky and he only bought it since it abutters his property. He noted it would cost a small fortune to build on the land which is why it was for sale for over 15 years; they can't do septic and there is no water or sewer there.

Note The Board and Appellant discussed the property.

2-21. 12:30 PM- APPEAL 5751, ALLEN & HEATHER LARSON; 9 BRAINERD RD Deliberation

Decision MOTION (6)

Mr. Bekech moved to change the c-factor of the land from .75 to .4.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-22. 12:45 PM- APPEAL 3569, PING PING ONG; 6 LAKEVIEW CIR

Note Mr. Hughes swore Ms. Ong in.

Note Ms. Ong said she thinks the appraisal of \$479,000 is too high and that it should be \$427,000, which is still on the high side. She said her appeal is based on the dwelling.

Note The Board discussed how Ms. Ong put \$225,000 into the house which constitutes a huge remodel. Ms. Ong replied that was the lowest bid she received, and it was for the furnace and electrical; when they did the ducting, they had to rip out the walls.

Note Ms. Ong said she replaced some stuff in the house but nothing major, she actually still has the same countertops. She doesn't believe a 48% increase is justified and said the market hasn't changed that much.

Note The Board further discussed the work the Appellant did on the house.

2-23. 1:15 PM- APPEAL 634, BARBARA KARDYS; 210 W MAIN ST

Note Mr. Hughes swore Ms. Kardys in.

Note Ms. Kardys discussed how she bought the house in an auction and some of the interior has been attended to, but the outside hasn't. She discussed how the house had been previously infested with snakes and it has been difficult to address the issues the house has. Ms. Kardys said Bill Mulholland, the Zoning Enforcement Officer, has been in touch with her quite frequently telling her the house needs to be cleaned up.

Note Ms. Kardys said she has no problem with the land value. She said the home is currently valued at \$255,200 and she thinks it should be \$150,000.

2-24. 1:00 PM- APPEAL 9410, BARBARA KARDYS; 6 UPPER KENSINGTON

Note Ms. Kardys said she essentially bought a ravine without knowing it's a ravine for \$84,000. She discussed the difficulty associated with developing the lot and how she has received offers to sell it for less money than she paid for it.

2-25. 1:15 PM- APPEAL 634, BARBARA KARDYS; 210 W MAIN ST Deliberation

Decision MOTION (7)

Mr. Bekech moved to take no action.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-26. 1:00 PM- APPEAL 9410, BARBARA KARDYS; 6 UPPER KENSINGTON Deliberation

Decision MOTION (8)

Ms. Szupiany moved to take no action.
Mr. Bekech seconded the motion.
Motion carried, 3-0-0.

2-27. 1:30 PM- APPEAL 7373, WILLIAM WILSON; 99 QUARRY DOCK RD

Note Mr. Hughes swore Mr. Wilson in.

Note Mr. Wilson said he lives at the very end of Quarry Dock Road- the last 1,000 feet are a private road, which he maintains. He described where his property is situated as well as his house, and how the back of his house overlooks the water and sandbar.

Note Mr. Wilson briefly discussed global warming and noted his land has come up another foot in elevation from where it used to be. He said the wave action caused by boats in the summer is slowly breaking the concrete seawall away.


Note Mr. Wilson provided an estimate for repair costs for the seawall and detailed the difficulty in getting to the wall to repair it, as well as the impracticality of lowering heavy machinery on the beach for repairs. He noted the work will have to be done from above which will be difficult to achieve.

Note Mr. Wilson said all of this degrades the land value and Mr. Hughes observed that the assessed land value has gone from \$334,000 to \$350,000; the land and house together is appraised at \$762,200 and a \$533,000 assessment. Mr. Wilson thinks his appraisal should be \$722,200.

2-28. 1:45 PM- APPEAL 6542, GARY SMITH; 50 CUBLES DR

Note Mr. Hughes swore Mr. Smith in.

Note Mr. Smith described the property and noted it's a vacant lot, 1/2 acre, and no sewer is available. He said the reevaluation appraisal is \$229,900 and provided the Board with a packet which details 8 lots sold in the last 3 years, for the average price of \$75,000. He feels \$75,000 would be a fair value for 50 Cubles Drive as well.

 [Gary Smith Attachment 20220418 0001.pdf](#)

3. Deliberations/Decisions if time permits

3-1. 11:45 AM- APPEAL 8598, LAUREN CONNELLY; 282 CHESTERFIELD RD

Note The Board discussed the appeal.

Decision MOTION (9)

Mr. Bekech moved to change the land condition from 1 to .95.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-2. 12:45 PM- APPEAL 3569, PING PING ONG; 6 LAKEVIEW CIR

Note The Board discussed the appeal and how the permits pulled constitute a major renovation.

Decision MOTION (10)

Mr. Hughes moved to take no action.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-3. 1:30 PM- APPEAL 7373, WILLIAM WILSON; 99 QUARRY DOCK RD

Note The Board discussed the appeal.

Decision MOTION (11)

Mr. Bekech moved to change the land condition from 3.6 to 3.4.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-4. 10:45 AM- APPEAL 3161, JOHN & WENDY BOURGET; 1 OSPREY RD

Note The Board discussed the appeal and noted the Appellant didn't use any comparable properties to support his proposed change.

Decision MOTION (12)

Mr. Bekech moved to take no action.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-5. 11:15 AM- APPEAL 5886, ARTHUR ROOT; 12 ALSCOT RD

Note The Board discussed the appeal. Mr. Hughes noted they have a beautiful house and unfortunately, they can't lower a value based on neighbors.

Decision MOTION (13)

Mr. Bekech moved to take no action.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-6. 11:30 AM- APPEAL 6354, KATHY CELLINO TRUST; 60 E SHORE DR

Note The Board discussed the appeal.

Decision MOTION (14)

Mr. Hughes moved to change the grade of the house from very good to good based on the comparable properties.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

3-7. 1:45 PM- APPEAL 6542, GARY SMITH; 50 CUBLES DR

Note The Board discussed the appeal.

Decision MOTION (15)

Mr. Bekech moved to reduce the land condition from 2 to 1.5.
Ms. Szupiany seconded the motion.
Motion carried, 3-0-0.

4. Adjournment

Decision MOTION (16)

Mr. Hughes moved to adjourn the April 9th, 2022, Board of Assessment Appeals Meeting at 2:40 p.m.
Mr. Bekech seconded the motion.
Motion carried, 3-0-0.

Note Respectfully submitted,
Brooke Stevens, Recording Secretary

Kathy M. Cellino, Trustee
60 East Shore Drive, BPBC, Niantic
Map/Lot 05.15/97/11
List # 006354
Appeal Worksheet

#	Street	Assessment			New
		Prior	Increase	% Increase	
3	Billow	\$576,380	\$108,000	18.7%	\$684,380
2	E Shore Dr.	\$508,060	\$101,570	20.0%	\$609,630
4	E Shore Dr.	\$783,300	\$203,140	25.9%	\$986,440
6	E Shore Dr.	\$550,200	\$131,740	23.9%	\$681,940
10	E Shore Dr.	\$674,030	\$191,380	28.4%	\$865,410
12	E Shore Dr.	\$416,080	\$65,660	15.8%	\$481,740
16	E Shore Dr.	\$530,740	\$133,910	25.2%	\$664,650
18	E Shore Dr.	\$656,390	\$190,680	29.0%	\$847,070
20	E Shore Dr.	\$470,120	\$94,360	20.1%	\$564,480
22	E Shore Dr.	\$589,890	\$119,630	20.3%	\$709,520
26	E Shore Dr.	\$491,540	\$96,530	19.6%	\$588,070
28	E Shore Dr.	\$455,070	\$89,880	19.8%	\$544,950
30	E Shore Dr.	\$447,090	\$101,990	22.8%	\$549,080
1	Whitecap	\$498,610	\$94,920	19.0%	\$593,530
2	Whitecap	\$608,230	\$125,230	20.6%	\$733,460
38	E Shore Dr.	\$584,150	\$88,340	15.1%	\$672,490
40	E Shore Dr.	\$519,530	\$180,470	34.7%	\$700,000
2	Sea Breeze	\$659,050	\$152,600	23.2%	\$811,650
46	E Shore Dr.	\$755,790	\$194,110	25.7%	\$949,900
48	E Shore Dr.	\$769,650	\$236,320	30.7%	\$1,005,970
54	E Shore Dr.	\$795,340	\$167,230	21.0%	\$962,570
56	E Shore Dr.	\$755,510	\$183,680	24.3%	\$939,190
60	E Shore Dr.	\$686,000	\$242,270	35.3%	\$928,270
62	E Shore Dr.	\$620,060	\$143,990	23.2%	\$764,050
64	E Shore Dr.	\$504,070	\$113,750	22.6%	\$617,820
68	E Shore Dr.	\$448,630	\$103,740	23.1%	\$552,370
70	E Shore Dr.	\$608,650	\$232,120	38.1%	\$840,770
74	E Shore Dr.	\$469,560	\$99,820	21.3%	\$569,380
76	E Shore Dr.	\$490,910	\$105,630	21.5%	\$596,540
78	E Shore Dr.	\$483,140	\$81,060	16.8%	\$564,200
80	E Shore Dr.	\$629,930	\$248,290	39.4%	\$878,220
82	E Shore Dr.	\$465,360	\$110,180	23.7%	\$575,540
2	Brightwater	\$483,560	\$106,680	22.1%	\$590,240

86	E Shore Dr.	\$485,100	\$92,820	19.1%	\$577,920
1	Osprey Rd.	\$494,130	\$102,690	20.8%	\$596,820
2	Osprey Rd.	\$757,680	\$199,990	26.4%	\$957,670
4	Waterside	\$574,560	\$126,490	22.0%	\$701,050
6	Waterside	\$562,030	\$132,650	23.6%	\$694,680
1	Blue Heron	\$715,680	\$174,650	24.4%	\$890,330
102	E Shore Dr.	\$613,830	\$155,120	25.3%	\$768,950
104	E Shore Dr.	\$1,042,300	\$356,510	34.2%	\$1,398,810
108	E Shore Dr.	\$641,820	\$226,530	35.3%	\$868,350
112	E Shore Dr.	\$523,880	\$103,740	19.8%	\$627,620
	Totals	\$25,395,630	\$6,310,090	24.8%	\$31,705,720

**Assessment & Market Value assuming 60 E Shore Dr. increase
was based on the average of all BPBC water fronting properties:**

60	E Shore Dr.	\$686,000	\$170,128	24.8%	\$856,128
					<u>Divide .70</u>
					<u><u>\$1,223,040</u></u>

60	E Shore Dr.	\$686,000	\$242,270	35.3%	\$928,270
60	E Shore Dr.	\$686,000	\$170,128	24.8%	\$856,128
	Proposed Reduction		<u><u>\$72,142</u></u>		

GARY D. SMITH

4/9/2022

50 CUBLES DRIVE - LOT VALUE - 0.27 ACRES

<u>ADDRESS</u>	<u>ACRES</u>	<u>SOLD</u>	<u>DATE</u>	<u>PRORATED ACREAGE VALUE</u>	<u>WATERFRONT</u>	<u>WATER/SEWER</u>
50 CUBLES DRIVE	0.27	-	-	-	YES	YES/NO
78 FLANDERS ROAD	0.28	\$ 70,000	Oct-21	\$ 67,500	YES	YES
105A E. PATTAGANSETT RD.	0.24	\$ 55,000	Apr-21	\$ 62,000	NO	YES
256 ROXBURY RD.	0.39	\$ 55,000	Apr-21	\$ 38,000	NO	YES/NO
71 SOUTH BEECHWOOD RD.	0.34	\$ 75,000	Sep-20	\$ 60,000	NO	YES
16 SPRING GLENN RD.	0.18	\$ 72,500	Aug-20	\$ 108,750	NO	YES
106 E. PATTAGANSETT RD.	0.59	\$ 49,000	Jun-20	\$ 22,500	YES	YES
34 SMITH AVE.	0.24	\$ 132,000	Nov-19	\$ 150,000	ACCESS	YES
5 BARONE RD.	0.34	\$ 115,000	Oct-19	\$ 91,500	ACCESS	YES

AVERAGE VALUE = \$ 75,000.

WATERFRONT OR ACCESS = \$ 83,000.

ON GORTON POND LOTS = \$ 38,000.

Name, Address, Parcel ID

50 CUBLES DR



SMITH GARY D &

PO BOX 833
OLD LYME, CT 06371
Parcel ID: 21.3 47
Lot Size: 0.28
Sale Price: \$33,666.00

Links

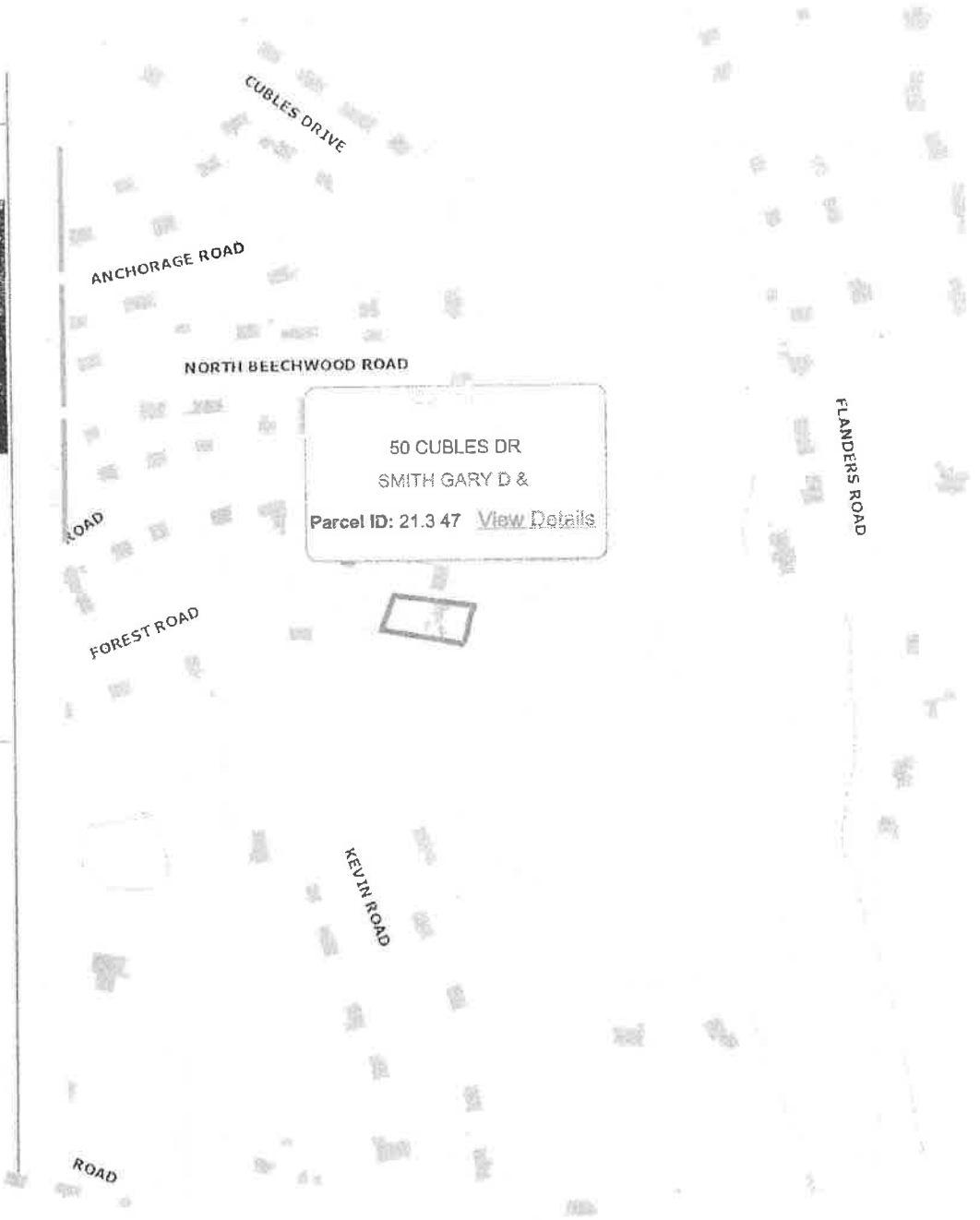
Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels
Adjacent	Export List
50 ft	Parcel ID: 21.3 47
100 ft	Street Number 50
200 ft	DR
300 ft	R
400 ft	
500 ft	&
1000 ft	OX 833

Find Abutters

Clear Abutters

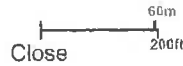
State CT

Zip 06371



50 CUBLES DR
SMITH GARY D &
Parcel ID: 21.3 47 [View Details](#)

Copy and paste the following string into an email to link to the current map view:



Size:

Scale: 1" =

ft. Title:

[Close](#) [Print](#)



NO SEWER AVAILABLE

50 CUBES DRIVE

(SOLD \$33,666.--)

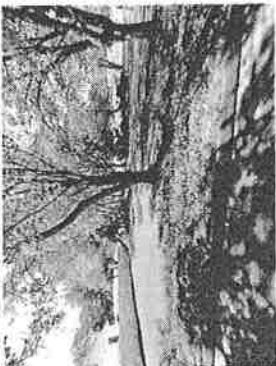
LIST 3318

17.3/58

SUBJECT LOT

Name, Address, Parcel ID

78 FLANDERS RD



MCKELVIE ELINORE

80 FLANDERS RD
MANTIC, CT 06357
Parcel ID: 21.3 150
Lot Size: 0.28
Sale Price: \$0.00

Links

- Parcel Details
- Bing Bird's Eye
- Photo
- Property Map
- Google Map
- Add Parcel
- Abutter Distance:
- Remove Parcel
- Print Labels

Adjacent

50 ft Parcel ID: 21.3 150

100 ft Street Number 78

200 ft AS RD

300 ft S RD

400 ft IORE

500 ft ANDERS RD

1000 ft

Find Abutters

Clear Abutters

State CT

Zip 06357

ROAD

SOUTH RIDGE ROAD

78 FLANDERS RD
MCKELVIE ELINORE
Parcel ID: 21.3 150
[View Details](#)

ROAD

CUBLES DRIVE

ANCHORAGE ROAD

NORTH BEECHWOOD ROAD

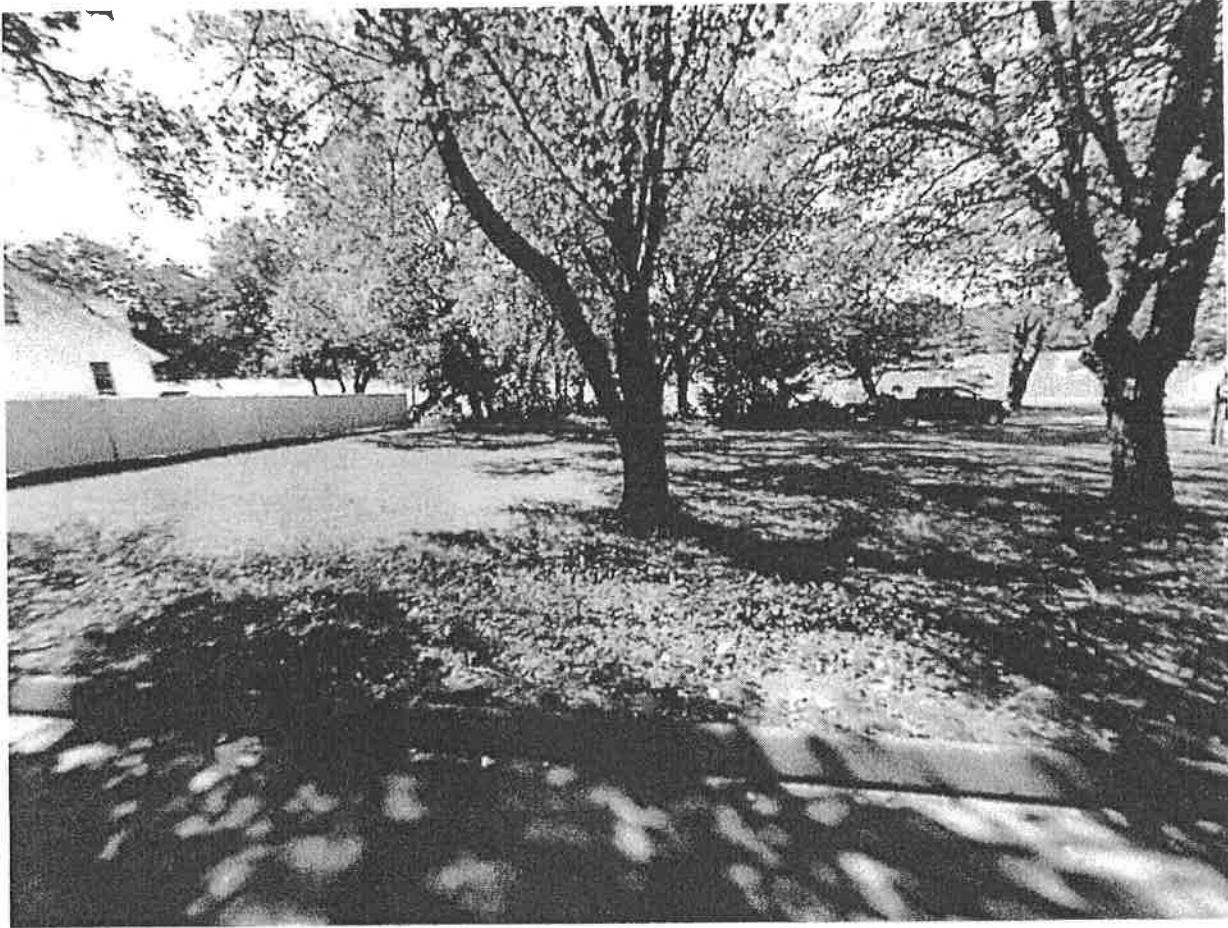
WOODLAND ROAD

FOXGROTT ROAD

FOREST ROAD

LINE ROAD

ROAD



SEWER AVAILABLE

\$70,000 10/21

Closed

Residential Land For Sale

MLS #: [170366662](#)

78 Flanders Road

East Lyme, Connecticut 06357-1525

113 Road Frontage, 1 Subdividable? No Dir. Waterfront? Yes 0.28 Acres Zoning R40

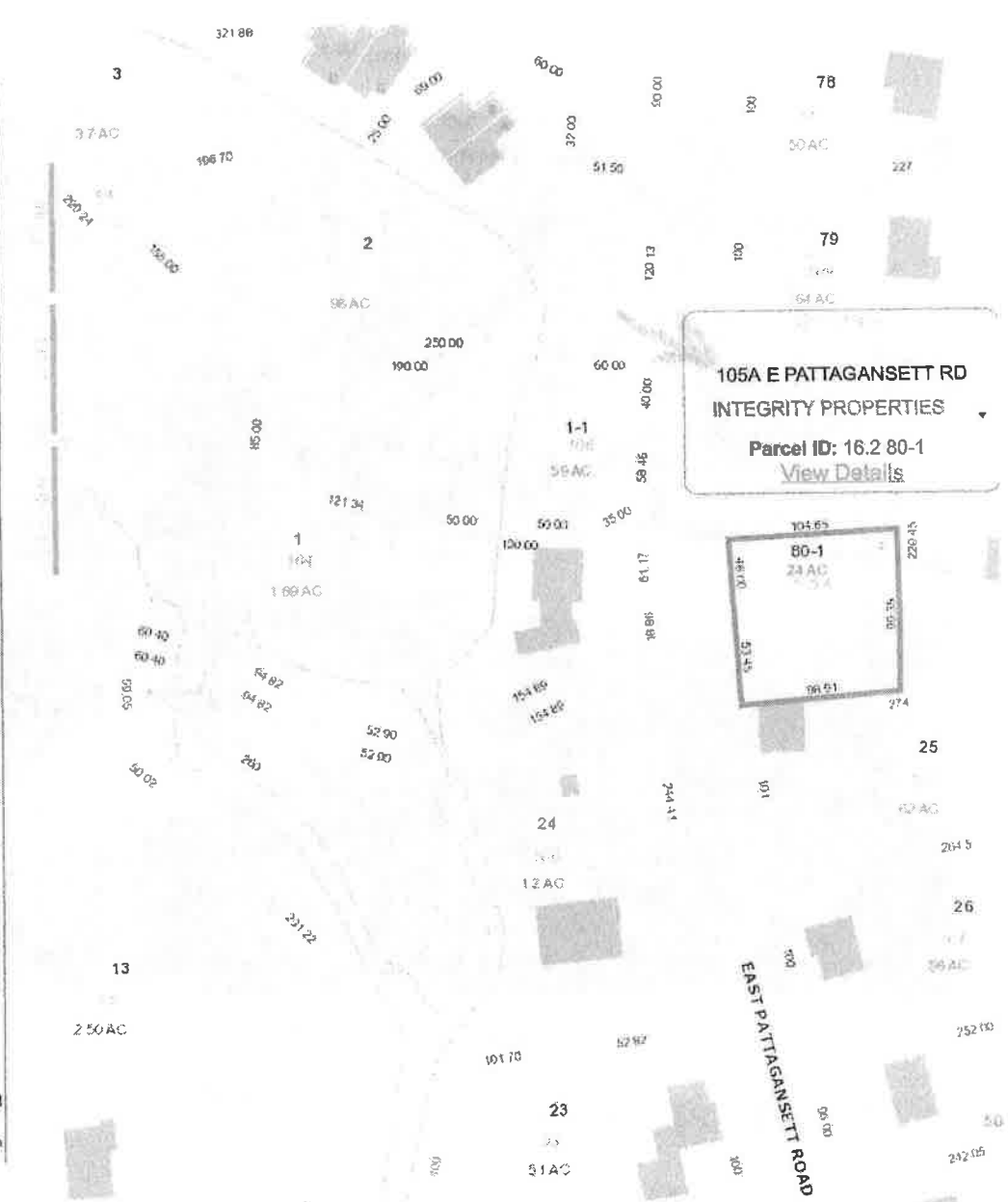
Build your dream home on Gorton Pond! This cleared level 0.28 acre waterfront lot is the perfect water spot if you enjoy water activities like fishing, kayaking, paddle-boarding, etc in the summer and ice skating, ice fishing and hockey games in the winter!! Located close to downtown Niantic and the beaches but still quick to the highways, schools, shopping, etc....

10/21

Name, Address, Parcel ID

Parcel ID: 16.2 80-1
Lot Size: 0.2396
Sale Price: \$53,000.00

- Links
- Parcel Details
- Photo
- Google Map
- Abutter Distance:
- Adjacent
- Adjacent 50 ft
- Adjacent 100 ft
- Adjacent 200 ft
- Adjacent 300 ft
- Adjacent 400 ft
- Adjacent 500 ft
- Adjacent 1000 ft
- Find Abutters
- Clear Abutters
- State CT
- Zip 06419
- Sale Date 5/2/2021
- Sale Price \$53,000.00
- Total Value 60200
- Zone Null
- Use Code 1300
- AVPID 104175
- PhotoURL <http://images.vgsi.com/photos2/EastLymeCT/Parcel16.280-1>
- VISIONuri <http://gis.vgsi.com/EastLymeCT/Parcel16.280-1>



\$55,000 4/21

SEWER AVAILABLE

Copy and

Closed
Residential Land For Sale
MLS #:170331503

105A East Pattagansett Road

East Lyme, Connecticut 06357-2300

101 Road Frontage, 1 Subdividable? No Dir. Waterfront? No 0.24 Acres Zoning R-10

Build your dream home on this desirable lightly wooded lot in lovely neighborhood and enjoy the quaint seaside village of Niantic with its many shops, restaurants, beaches, bookstores and boardwalk. Land was originally owned by Elisha Beckwith in Revolutionary times. Close to casinos and hours from Boston, Springfield and New York. See maps & possible house plans on line. This is an approved building lot. Financing options are available for lot & construction loans with local lenders! There is an easement to existing well & an electrical easement shown as CL & P 5090....

Name, Address, Parcel ID

256 ROXBURY RD



FARAONE IRENE G

21 CIANCI RD
NEW BRITAIN, CT 06053
Parcel ID: 10.0 17
Lot Size: 0.39
Sale Price: \$27,500.00

Links

Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels
Adjacent	Export List
50 ft	Parcel ID: 10.0 17
100 ft	Street Number 256
200 ft	Y RD
300 ft	Y RD
400 ft	
500 ft	IE G
1000 ft	ANCI RD

Find Abutters
Clear Abutters
State CT
Zip 06053





\$55,000

4/21

NO SEWER AVAILABLE

Closed

Residential Land For Sale

MLS #: 170326466

256 Roxbury Road

East Lyme, Connecticut 06357-1011

106 Road Frontage, 1 No 0.39 Acres Zoning RU-40/ R-20

Beautiful grassy lot, lined by mature trees and stone walls. Super conveniently located - just minutes to downtown Niantic, beaches, shopping and highways! Build the home that suits your lifestyle, right where you want to be! Seller performed soil testing and perc testing with Ledge Light Health District on June 2, 2020 and this lot was found to be suitable for a septic system. Test results available....



\$75,000

9/20

SEWER AVAILABLE

Closed

Residential Land For Sale

MLS #: 170232221

71 South Beechwood Road

East Lyme, Connecticut 06357-2028

150 Road Frontage, 1 Subdividable? No Dir. Waterfront? No 0.34 Acres Zoning R10

Would you like to build a new home in Giants Neck Heights and have an attached but separate rental property to help pay your mortgage? Then this 15,066 sq. ft. lot may be what you are looking for. This larger lot offers some additional privacy on either side of the home of your choice. The lot has wetlands and will require a wetlands permit prior to a building permit being issued. Lot is one parcel and can not be subdivided. A great opportunity to live year round in a beach community! For a small annual fee, Giant's Neck Association gives you access to a private beach, boat launch, playground, summer activities at the club house and movies on the beach....

Name, Address, Parcel ID

16 SPRING GLEN RD GNH



NOWELL JAMES & KAREN

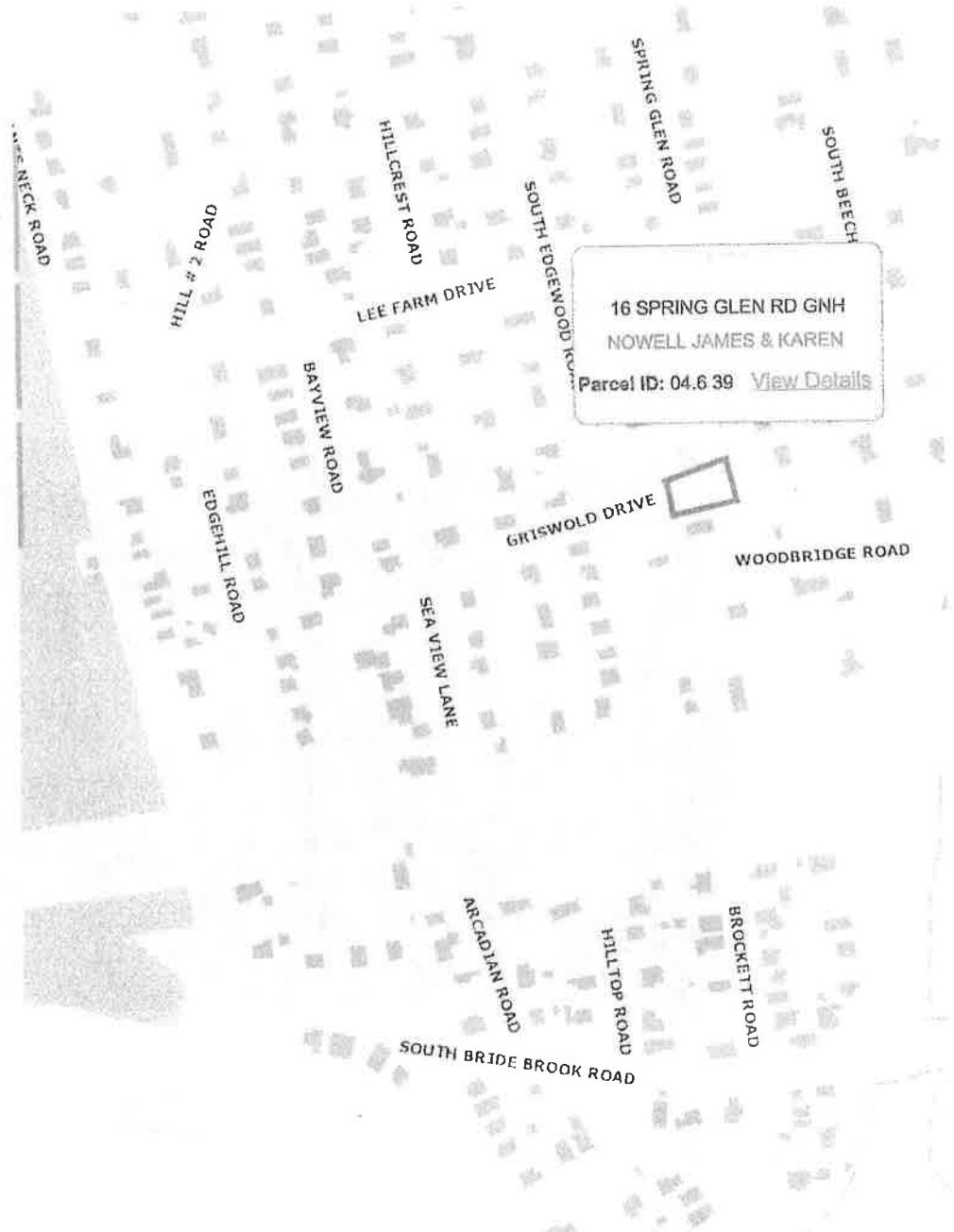
16 SPRING GLEN RD
NIANTIC, CT 06357
Parcel ID: 04.6 39
Lot Size: 0.18
Sale Price: \$72,500.00

Links

Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
<input type="text" value="Adjacent"/>	Print Labels
Adjacent	Export List
50 ft	Parcel ID: 04.6 39
100 ft	Street Number 16
200 ft	16 SPRING GLEN RD GNH
300 ft	16 SPRING GLEN RD GNH
400 ft	16 SPRING GLEN RD GNH
500 ft	NOWELL JAMES & KAREN
1000 ft	16 SPRING GLEN RD

State CT

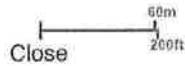
Zip 06357



16 SPRING GLEN RD GNH
NOWELL JAMES & KAREN
Parcel ID: 04.6 39 [View Details](#)

SEWER AVAILABLE

Copy and paste the following string into an email to link to the current map view:



Size:
Scale: 1" = ft. Title:



\$72,500 10/19

Closed

Residential Land For Sale

MLS #: [170305463](#)

16 Spring Glen Road

East Lyme, Connecticut 06357-2033

74Road Frontage, 1Subdividable? NoDir. Waterfront? No0.18AcresZoningR10

Come build on Lot #16 Spring Glen Road and live year-round in the beach community at Giants Neck - be part of the Giants Neck Heights Association!! Look how close this lot is to the beach. Both water and sewer assessments have been paid. The water connection has been paid as well. With an annual association fee (currently \$115.55) and an annual parking pass fee (currently \$10), the homeowner will have access to a parking lot, private beach, boat launch, playground, club house and even movies on the beach. What an opportunity to build your beach home-- located so close to the beach and to downtown Niantic Village!!!...

Name, Address, Parcel ID

71 S BEECHWOOD RD GNH



**SILVER WILLIAM J &
BETHANY B**

282 SPRING ST
MANCHESTER, CT 06040

Parcel ID: 07.18 76
Lot Size: 0.3496
Sale Price: \$75,000.00

Links

Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels

Adjacent

50 ft	Parcel ID: 07.18 76
100 ft	Street Number 71
200 ft	WOOD RD GNH
300 ft	WOOD RD GNH
400 ft	
500 ft	W J & BETHANY B
1000 ft	SPRING ST

[Find Abutters](#)

[Clear Abutters](#)

State CT

Zip 06040



71 S BEECHWOOD RD GNH
SILVER WILLIAM J & BETHANY B
Parcel ID: 07.18 76
[View Details](#)

Name, Address, Parcel ID

106 E PATTAGANSETT RD



LISKA MICHAEL D JR

106 E PATTAGANSETT RD
NIANTIC, CT 06357
Parcel ID: 16.2 1-1
Lot Size: 0.5896
Sale Price: \$49,000.00

Links

Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels
Export List	

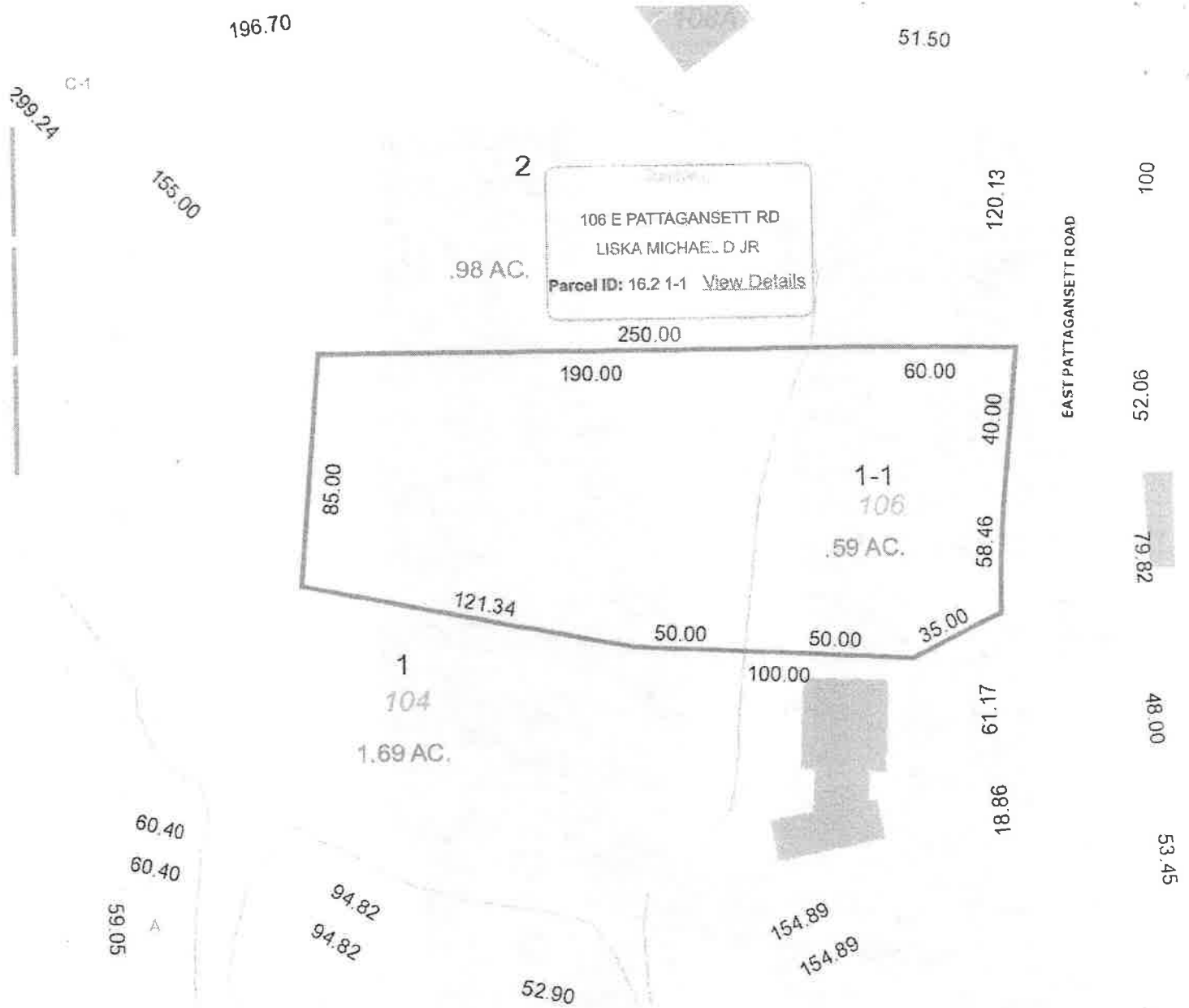
Adjacent

50 ft	Parcel ID 16.2 1-1
100 ft	Street Number 106
200 ft	PATTAGANSETT RD
300 ft	PATTAGANSETT RD
400 ft	
500 ft	LISKA MICHAEL D JR
1000 ft	EAST PATTAGANSETT RD

Find Abutters

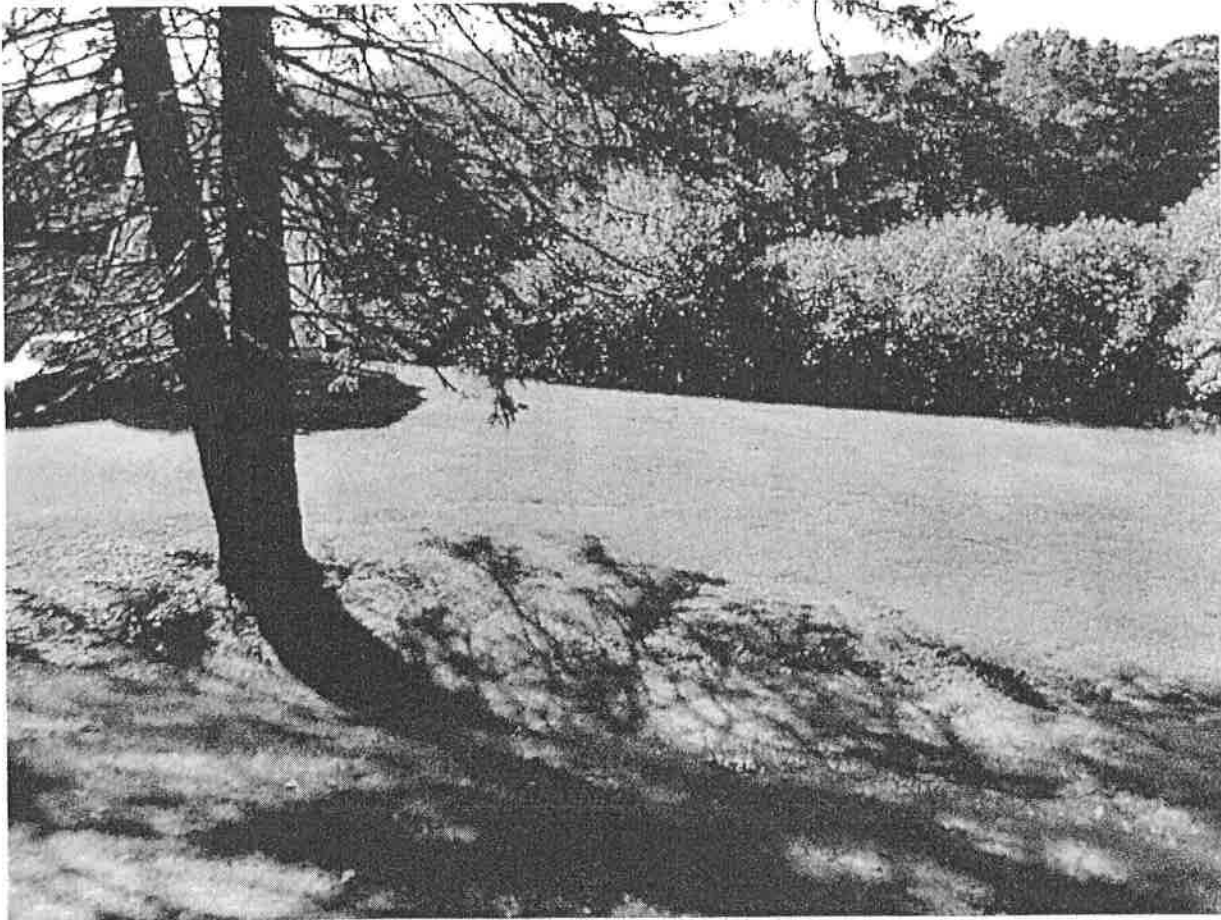
Clear Abutters

State CT



Copy and paste the following string into an email to link to the current map view:





\$49,000 6/20 SEWER AVAILABLE

Closed

Residential Land For Sale

MLS #: 170146106

106 East Pattagansett Road

East Lyme, Connecticut 06357-2323

80Road Frontage, **1**Subdividable? **No**Dir. Waterfront? **Yes****0.59**Acres **Zoning R10**

Location, location, location! Approved building lot in the town of Niantic with FISHING POND FRONTAGE!!! (The pond is stocked with bass.) Bring plans to build your dream home on over half an acre of land. Enjoy pond fishing & recreational boating (small boat) in the summer; ice fishing and ice skating in the winter! Less than 5 minutes to downtown Niantic with beaches, boardwalk, movie theater, shopping and restaurants. Convenient to the area's major employers and attractions! Halfway between New York and Boston....

34 smith ave

34 SMITH AVE

TOUSIGNANT MARK & AMY

PO BOX 84
EAST LYME, CT 06333
Parcel ID: 17.3 164-1
Lot Size: 0.2396
Sale Price: 132500

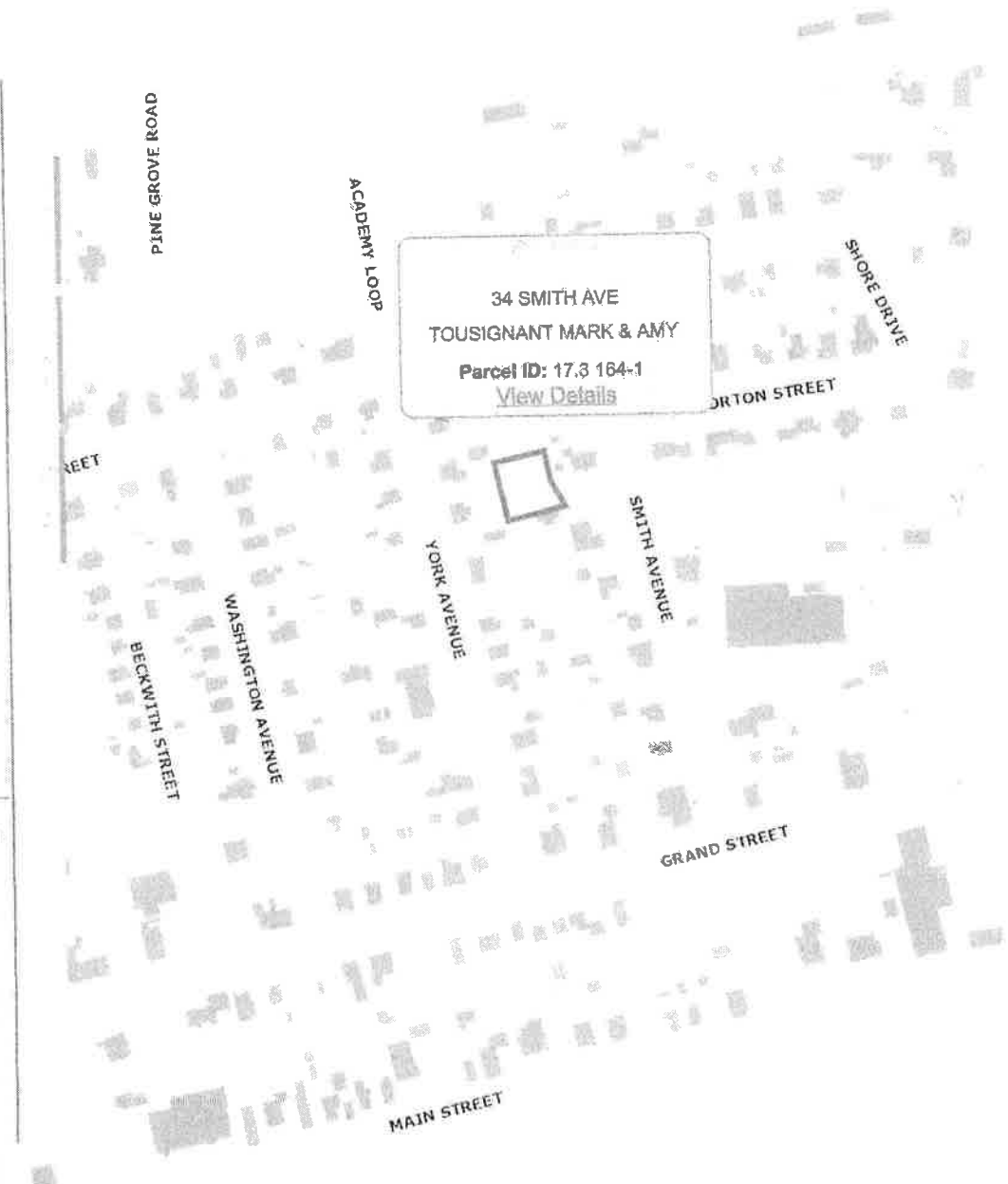
Links

Parcel Details	Bing Bird's Eye
Photo	Property Map
Google Map	Add Parcel
Abutter Distance:	Remove Parcel
Adjacent	Print Labels

Adjacent

50 ft	Parcel ID: 17.3 164-1
100 ft	Street Number 34
200 ft	/E
300 ft	:
400 ft	
500 ft	MARK & AMY
1000 ft	< 84

Find Abutters
Clear Abutters



\$132,500

11/19

SEWER AVAILABLE

Copy and past Closed

Residential Land For Sale

MLS #: 170219767

34 Smith Avenue

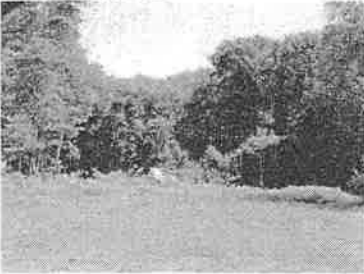
East Lyme, Connecticut 06357

25 Road Frontage, 1 No. 0.24 Acres Zoning R-10

Rare opportunity in Downtown Village of Niantic. 1/4 acre building lot, city water & sewer available. Steps to Marina and possible Dockminium & stroll to boardwalk, beaches, restaurants, movies, shops, town green, ice cream and more...

Name, Address, Parcel ID

5 BARONE RD



PIOTROWSKI ADAM J & ELISE M

124 DUNHAM DR
BERLIN, CT 06037

Parcel ID: 08.3 99
Lot Size: 0.3355

Sale Price: \$115,000.00

Links

- Parcel Details
- Photo
- Google Map
- Abutter Distance:
- Adjacent
- 50 ft
- 100 ft
- 200 ft
- 300 ft
- 400 ft
- 500 ft
- 1000 ft

- Bing Bird's Eye
- Property Map
- Add Parcel
- Remove Parcel
- Print Labels
- Export List
- Street Number 5
- RD
- DAM J & ELISE M
- NHAM DR

Find Abutters

\$115,000 *10/19*

Closed

Residential Land For Sale

MLS #: 170228187

5 Barone Road

East Lyme, Connecticut 06357-2801

80 Road Frontage, 1 No 0.34 Acres Zoning R12

Build your Year-Round Home in this lovely residential neighborhood on an open level lot in a wonderful shoreline community. Municipal Sewer connected and Water in the street ready to tie in. Be able to stroll or bike to beaches with deeded rights to launch Kayaks/canoes into the Patagansett River to the long island sound from Old Black Point Road...

SEWER AVAILABLE

5 BARONE RD
 PIOTROWSKI ADAM J & ELISE M
 Parcel ID: 08.3 99 [View Details](#)

Copy and paste the following string into an email to link to the current map view:

