

BOARD OF ASSESSMENT APPEALS

April 7, 2015

The Board of Assessment Appeals met on Tuesday, April 7, 2015. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 6:35 p.m.

The following appeals were heard:

Tylaska, Theodore III – North Stonington Road

Mr. Tylaska filed a map with the Town Clerk for a free split of his property. After contacting the Town Planning and Zoning Department, he realized the Town does not recognize the newly created lot as a building lot. He hopes to have it approved for the 2015 grand list. He discussed the issue with the Assessor and she recommended the assessment be reduced.

Decision: The Board unanimously voted to change the assessment on the newly created lot to \$23,900.

Mystic Point LLC – Personal Property

Bob Ferrara appeared before the Board. Mr. Ferrara stated there is no personal property owned by Mystic Point LLC. All assets are declared under Mystic Point Marina d/b/a Masons Island Landing LLC.

Decision: The Board voted unanimously to reduce the assessment for Mystic Point LLC to zero.

Motion Power Systems LLC – Personal Property

Michael Cavanaugh and Linda Somers appeared before the Board. Mr. Cavanaugh owns two businesses; Motion Power Systems LLC and MDC Associates. Motion Power Systems LLC has no personal property. All assets are owned and declared under MDC Associates.

Decision: The Board voted unanimously to reduce the assessment for Motion Power Systems LLC to zero.

McDowell, Timothy – Personal Property

Mr. McDowell stated he did not receive his personal property declaration. He does not have internet service in the studio space. He is a professor of art at Conn. College and is required to have a painting studio.

Decision: The Board voted unanimously to change the assessment to \$476 plus the penalty of \$119 for a total assessment of \$595.

Procko, Donald & Annino, Angela – 12 Beach Street

Mr. Procko stated that they purchased the property because it was near another property they owned and were willing to pay a premium price. It had been on the market for several years. It is located on a dirt road which they have to pay for part of the upkeep. They submitted sales data to the Board.

Decision: The Board voted unanimously to reduce the assessment to \$337,500.

Joseph J. Brucas III LLC – Personal Property

Mr. Brucas stated that he did not receive his personal property declaration. He submitted a completed declaration to the Board. He stated he would like to keep his mailing address as 127 Wheeler Road. He will notify the Town of any changes to his mailing address.

Decision: The Board voted unanimously to reduce the assessment to \$1,525 plus penalty of 381 for a total of \$1,906.

Amera-UZ LLC – Liberty Street (M-18 B-5 L-1,2,3,4)

Mr. Ahmed Choudhry appeared before the Board. Mr. Choudhry only addressed the issue of taxes. He compared his tax bill to the Kays Cabins property located on Liberty Street. He feels his bills were much higher than the Kays Cabins bills. Due to the economy nothing is happening on Liberty Street and it is very difficult to find tenants because of the high taxes. He has been unable to find anyone who will appraise his property. 376 Liberty has been vacant for years; 384 Liberty has two apartments and 380 Liberty is one apartment only. A real estate agent has been trying to sell Kays Cabins and cannot find a buyer.

Choudhry, Ahmed – 65 Timber Ridge Road

Mr. Choudhry submitted an appraisal. He purchased the house for \$515,000. He said he has had three appraisals but only submitted one.

After a discussion, Stephen Palmer and David Harma voted to affirm the deadline to file a petition to the Board as 4:00 p.m. of the statutory filing deadline date. Betty Richards voted against stating her preference to make the deadline midnight of the statutory filing deadline date.

The minutes for the September 13, 2014 meeting were accepted as read.

Skylimit Cleaning & More LLC did not appear for their appointment.

There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Betty Richards
Secretary