

BOARD OF ASSESSMENT APPEALS
April 9, 2015

The Board of Assessment Appeals met on Thursday, April 9, 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:

Wilcox, Alfred Estate

George Wilcox and Nancy Fox of Randall Realtors appeared before the Board. Comparative Market Analysis reports and pictures were submitted for both properties.

30-32 Wilcox Road

This property has been on the market for five years. It is currently listed for \$539,900. This property has been shown 75 to 100 times and they have received no offers. When prospective buyers find out how much the taxes are they are not interested. The property needs a lot of work. The property abuts the train tracks and has very little water access. The buildings are in bad shape. The two family house is uninhabitable on the second floor. There is no kitchen; only a broken refrigerator. The bathroom is nonfunctional. The roof leaks in building #30.

34-36 Wilcox Road

Technically the house is a three bedroom; access to the fourth bedroom is through another bedroom. The second floor only has 6'4" ceiling height. The house has never been updated. The garage is in bad condition. The finished area over the garage is not rentable per zoning regulations. Everything needs work. The Town put a large drain on the property causing the area to be consistently wet.

Selwyn, Julie – Personal Property

Ms. Selwyn failed to file her personal property declaration. She wasn't sure how to complete the form. She has a 180 square foot office. She submitted a list of her assets for the business and showed pictures from her laptop.

Decision: The Board voted to change the assessment to \$452 plus a \$113 penalty for a total assessment of \$565.

Terrell, Daniel – 21 Denison Avenue

Mr. Terrell feels his house is overvalued. He compared the cost per square foot to surrounding properties. He feels it's worth between \$330,000 and \$360,000. He paid \$245,000 in February 2015; this was a short sale and he feels he did get a good deal.

Decision: The Board voted unanimously to change the assessment to \$269,100.

Coastal Property Management Inc. – Personal Property

Mr. Miller intended to start a business in the field of property management, but only had one client. He has now returned to school and hopes to pursue a position in his field of study. The business is currently inactive and he is unsure whether he will reactivate the business. He has no personal property; no office furniture or equipment.

Decision: The Board voted unanimously to change the assessment to zero.

Taylor, Brian & Johnna – 37 Wamphassuc Road

Ms. Taylor appeared before the Board. She feels the market value is excessive. She feels the price per acre of the land is not consistent with the surrounding properties. Ms. Taylor compared her property with four contiguous properties. She feels the values have not changed significantly since 2012.

Decision: The Board voted unanimously to change the assessment to \$543,100.

O'Callahan Patrick – Personal Property

Mr. O'Callahan stated that he is not in business. He is not a consultant or an independent contractor. He works for a company that manages clinics countrywide and he travels to their locations. He had an office on Wilcox Road but that closed in October of 2013. After that date he worked from his parents' home on Salt Acres until May of 2014 when he moved to California. He was not located in Stonington on the October 1, 2014 assessment date. When he was located in Stonington all of the equipment used was owned by his employer.

Decision: The Board voted unanimously to delete the account.

Lathrop Vending Inc. – Personal Property

Mark Lathrop appeared before the Board. He acquired equipment from Next Generation Vending and Food. While he did purchase all the equipment in his territory; he does not have equipment at all of the locations that Next Generation had been paying taxes on. Much of the equipment is located at his warehouse in Norwich. Mr. Lathrop went line by line for each account he is being assessed for and highlighted the account that he does not have as customers. He does not know how to provide documentation for accounts that he never had.

Decision: The Board voted unanimously to change the assessment to \$19,115.

Holt, Carol – Hampton Street

Tom McLaughlin appeared before the Board. Attorney McLaughlin stated that the 2005 appraisal has been updated to the 2011 value. He feels that while the property is a building lot there is a drainage easement on the property that compromises the value of the property. The easement is recorded in the land records and it was confirmed in the 2010 court case O'Boyle vs. Holt. It was reaffirmed in December 2013 by the courts. It will be very difficult to build because

of the location of the easement. He also compared the lot with other vacant lots and with past sales in Stonington.

The minutes for the April 8, 2015 meeting were accepted as read.

Mobile Mini Inc. did not appear for his appointment.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Betty Richards".

Betty Richards
Secretary