

**BOARD OF ASSESSMENT APPEALS**  
**April 4, 2019**

The Board of Assessment Appeals met on Thursday, April 4, 2019. Members present were Pamela Johnstone, Karen O'Keefe and David Harma. The meeting was called to order at 6:25 p.m.

The following appeals were heard:

Palmer, Richard – 222 Cove Rd.

Richard and Cris Palmer appeared before the Board. Mr. Palmer stated he lives on an undeeded right of way. His lot is non-conforming; he would not be allowed to add to the property. He feels the house is not a cape; that it should be categorized as a conventional house as in the past. His property has no water view.

Robinson, Neil – personal property

Mr. Robinson stated he has a small painting business; he is mostly retired. He submitted a list of his personal property.

Decision: The Board voted unanimously to reduce his assessment to \$1,225 including the penalty.

Blue Light LLC – personal property

Ms. Weili Yu appeared before the Board. This business was intended to be e-commerce but they never started. They want to keep the name and eventually want to start the business.

Decision: The Board voted unanimously to delete the account for 2018.

South Broad Realty LLC – personal property

David Rosenblum appeared before the Board. Mr. Rosenblum stated that he owns very little equipment in the restaurant. It's all over 12 years old. He stated the stove cost \$3,500. Mr. Rosenblum answered questions on what is located in the restaurant that is his.

Macondo – personal property

Angelica Lynch appeared before the Board. She submitted a completed personal property declaration, however she omitted two pieces of equipment. She stated she wanted to add a 3-bay sink purchased for \$470 and a hand sink purchased for \$159. Both were purchased in 2016.

Decision: The Board voted unanimously to reduce the assessment to \$19,763 including the penalty.

Taylor Robert M III & Ann G. – Stonington Rd. M-75 B-2 L-3

Mr. Taylor stated that the lot was historically farmed for 50 years until the previous owners became too old to actively farm. They bought the lot with the intention to keep it as farmland. The land had become overgrown. They have cleared the land and prepared it for harvest this year. Leo and T.J. Banker will be farming the land.

Decision: The Board voted unanimously to grant the farm exemption.

Ron-AI LLC – 66 South Broad St.

Attorney Hugh Manke appeared before the Board. This property will not convert to retail or office space easily once the post office is no longer a tenant. This has an impact on value. An appraisal was submitted to the Board. Mr. Manke stated the cap rate in the income approach should be about 9.5% and the net income should be between \$88,000 and \$89,000.

McCaffery, David & Jacquelyn – 15 Juniper La.

Mr. McCaffery stated he had a substantial increase in his taxes this year. He compared his house to 9 Juniper Lane. He said recent sales have been much lower than his appraised value. His property also borders Deans Mill Rd. He does not have an appraisal to submit to the Board.

Calvary Remodeling LLC – personal property

Craig Margiano appeared before the Board. He has no tools; he hires subcontractors to do the work and they have their own tools. He submitted a list of equipment which he uses in the operation of his business.

Decision: The Board voted unanimously to reduce the assessment to \$3,060 including the failure to file penalty.

Two Penguins LLC – personal property

Rick Fiore appeared before the Board. The store has not opened. Mr. Fiore stated his petition is self-explanatory.

Decision: The Board voted unanimously to deny the petition.

Godfrey, Kenneth & Marguerite – 36 Stanton La.

Mr. Godfrey submitted two appraisals to the Board. He also stated that the house across the street sold.

PMSM SAMP LLC – 9 Whitehall Ave. Income & Expense penalty

Yogi Patel appeared before the Board. He stated that he bought the property from a bankruptcy January 2018. He did not have the information required on the Income and Expense report. He stated he was told he didn't have to file. He filed his Income and Expense report for the property he owns in North Stonington but not Stonington because he didn't have information to file.

Title XIX Specialist LLC – personal property

Michelle Dempsey appeared before the Board. Ms. Dempsey submitted a modified personal property declaration. She stated she omitted some equipment from the original form submitted by mistake.

Decision: The Board voted unanimously to reduce the assessment to \$406 including the penalty.

KAC Realty LLC and Thomas Kollar did not appear for their appointments.

The minutes for the September 8, 2018 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Karen O'Keefe".

Karen O'Keefe  
Secretary