

BOARD OF ASSESSMENT APPEALS
April 5, 2018

The Board of Assessment Appeals met on Thursday, April 5, 2018. Members present were Stephen Palmer, Karen O'Keefe and David Harma. The meeting was called to order at 6:35 p.m.

The following appeals were heard:

Lyons, Sheila – 23 Coveside La.

Ms. Lyons appeared before the Board. She stated that she has lived in her condo over 20 years. The condos were built in three stages with the third stage the only condos with a water view. The condos have sold between 290,000 to 325,000. They were built in the 1980s and there have been no updates or major changes. There has only been one sale for \$435,000 which was the largest unit. The condo fees are \$400 a month with an annual fee of \$1,000.

Johnston, Michele – 33 Ashworth Ave.

Ms. Johnston stated that the assessor's card does not reflect what is actually in the house. Also, the square footage is wrong. The house has two baths. The second floor has one master bedroom and one bath. The house has a gas fireplace and air conditioning. Ms. Johnston requested that the house be inspected.

Rebich, David & Lilli – Jackson Ave. 182-5-15

Mr. Rebich stated that this lot is not buildable and is swampy in the back. He stated that he was told by the Zoning Department that he could not build on the lot.

8 Jackson Ave.

Mr. Rebich compared his house with the Sartor house at 12 Jackson Avenue. He has an apartment building located across the street from his house and no water views.

Maw, Ellen – 60 Palmer Neck Rd.

Ms. Maw appeared before the Board. She compared her house to the Bernhards. The area above the garage is unfinished. It has pull down stairs for access and a plywood floor only.

Decision: The Board voted unanimously to reduce the assessment to \$714,900.

Mancarella, Paul & Jessica – 65 William St.

Mr. Mancarella appeared before the Board. He compared his home with the neighboring homes. He stated he has the lowest square footage but the highest assessment. He feels his basement should not be categorized as finished. It has old paneling on the walls but has a concrete floor. There is heat in the basement, but on a separate zone as the rest of the house.

North Stonington Rd. LLC – 37 Church St.

Theodore Tylaska appeared before the Board. Mr. Tylaska purchased the property from the State of Connecticut. It was a group home but has been vacant for at least

seven years. He paid \$221,000 for the property. The State goes through extensive research and verification of the value of property before they sell property. He feels that due to the revue process the State uses to arrive at value, it is reflective of the fair market value of the property. He compared the assessment to the property next door. The inside of the home has no carpeting, it is generic tile. The house has wood rot in several areas and the sliding door is broken.

York, Eugene & Georgia – 21 Palmer St.

Mr. York appeared before the Board. He stated that he looked at 25 properties in the neighborhood. Only two properties had an increase in the land values; #21 and #11. Mr. York stated that he made an error on his petition. He feels the value of the property should be \$304,800.

Uncas Gas Inc. – Personal Property

Marna Marasco appeared before the Board. She stated that a previous employee had been filling out the personal property declarations incorrectly. She submitted a complete listing of all the costs and locations of tanks in Stonington.

Decision: The Board voted unanimously to change the assessment to \$46,059.

Urda, Mitchell – 267 Osbrook Pt.

Mr. Urda appeared before the Board. He submitted a second appraisal. He stated the two appraisals submitted are very close in value. He feels the second appraisal did not adjust sufficiently for his interest in the waterfront lot.

Wittliff, James & Karen – 35 Main St.

Kevin Bowdler appeared before the Board. He feels that the higher valued properties in the Borough has seen a larger decrease in values that properties that were of lower values.

Roy, Thomas – Personal Property

Mr. Roy stated that he had a contracting business. In July of 2016 he sold most of the equipment and moved his excavator to his property located in Rhode Island. He pays taxes in Westerly for the equipment.

Decision: The Board voted unanimously to delete the account.

Walker, Renee Trustee – 74 Langworthy Ave.

Michael Walker appeared before the Board. Mr. Walker stated that this is a summer house. It has had no updates since 1972. It has old Formica counters and shag carpeting. He feels the house should be considered a grade of Average or Below Average. He compared the views with the two houses on either side of his property with emphasis on 7 Hill Ave and 68 Langworthy Ave.

Sicard Danielle – Personal Property

Ms. Sicard stated she is an on-location photographer. She provided a list of equipment. She uses her laptop, which she received two years ago as a gift, to load pictures to facebook.

Decision: The Board voted unanimously to change the assessment to \$1,424.

KCM Enterprises LLC – Personal Property

Kevin McNeil appeared before the Board. He presented a completed personal property declaration.

Decision: The Board voted unanimously to change the assessment to \$7,679.

Johnsen, Walter – Wamphassuc Rd.

Mr. Johnsen appeared before the Board. He stated he didn't understand why his assessment went up 58%. It was explained that a clerical error was made in the 2012 revaluation on the neighborhood factor. Mr. Johnsen feels his lot is comparable with 1 East Neck Road. The views from his lot are blocked by the hill between the lot and the water.

Muzak LLC, DMX LLC, and Suzanne and James Walsh did not appear for their appointments.

The minutes for the April 4, 2018 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,



Karen O'Keefe
Secretary