

BOARD OF ASSESSMENT APPEALS
April 7, 2018

The Board of Assessment Appeals met on Saturday, April 7, 2018. Members present were Stephen Palmer, Karen O'Keefe and David Harma. The meeting was called to order at 9:05 a.m.

The following appeals were heard:

Garbarino, John – Old Stonington Rd.

Mr. Garbarino appeared before the Board. This lot was created when he developed the property leased to Big Y. The land is not usable. It also has a conservation easement on the property.

Decision: The Board voted unanimously to deny the petition.

Flaherty, Thomas – 15 Nauyaug Point Rd.

Mr. Flaherty stated he purchased the property two years ago for \$812,500. He feels the value is \$50,000 too high. This is a 1950's house and he hasn't made any improvements. He compared his house to his neighbors.

Ferrara, Sue & Robert – 21 Mystic Point La.

Mr. Ferrara appeared before the Board. He feels the assessment for the 2017 list is correct. He is appealing the 2016 proration based on the completion of construction for this unit. He feels the completed value on the 2016 list is incorrect which means the proration he received is incorrect. Mr. Ferrara feels the market value based on the 2012 revaluation values are too high.

Do, Steven & Tara – 130 Castle Hill Rd.

Mr. Do feels the value on his property is too high. He compared his property to 122 & 137 Castle Hill Rd. He submitted an appraisal showing a value of \$400,000 which he agrees with.

Decision: The Board voted unanimously to reduce the assessment to \$282,600.

Hendels Washington St LLC – 48 Washington St.

Jake Greene represented Hendels Washington St. LLC. The plans submitted to Planning & Zoning were denied. Since what they wanted to build on the property was denied, they feel the property has no value. It is in a flood zone.

Hendels Mystic LLC – 3 Roosevelt Ave.

Jake Greene represented Hendels Mystic LLC. This property presently has a Henny Penny on the property. The denial by Planning & Zoning on the Washington Street property detrimentally effects the value of the Roosevelt Street property.

Hendels Pawcatuck LLC – 472 & 474 Liberty St.

Jake Greene represented Hendels Pawcatuck LLC. They have tried to sell or lease both lots and have had no interest in the lots. They feel that no one would want to build a house on these lots.

Hendels Liberty Street LLC – 466 Liberty St.

Jake Greene represented Hendels Liberty Street LLC. They feel the value is too high using the income approach. He said that if rented, they would only be able to rent for \$5,000 a month.

Hendels South Broad LLC – 54 S. Broad St.

Mr. Greene stated that this is an old gas station. It is currently rented to a roofing company. It had been vacant for a long time. They receive \$1,000 a month in rent. It is not feasible as a gas station anymore.

Hreschak, Joseph – 4 Elm Pl.

Mr. Hreschak stated there has been no improvements made to the property. This is a small house with asbestos siding. He compared his values with properties in a one-mile radius. He feels the increase in his assessment should only be 4%.

Decision: The Board voted unanimously to deny the petition.

Pierce Parker LLC – 27 Russell Ave.

Karen Hanson appeared before the Board. They purchased the property for \$170,000. There was no appraisal on the property. The house was on the market for a long time. The house is still from the 1960's inside.

Barton, Arthur & Jean & James – 2 Lincoln Ave.

Mr. Barton stated he spoke with the revaluation company. He stated they made an error in their calculations of the income approach because they did not include taxes in their expenses. He stated they tried to sell the property in 2012 and couldn't. It is in a flood zone. He sold the building to his son for \$525,000.

Decision: The Board voted unanimously to deny the petition.

Blair, Amanda Allen – 28-30 School St.

Ms. Blair submitted an appraisal from five years ago. She stated that an appraiser told her there has been no increase in values since that time. She stated that she has \$30,000 in repairs to make to correct violations per the fire marshal. She stated that if she tried to sell the property she would have to disclose that information and it would adversely affect her property value.

Garnelis, Linda – 5 Coveside La.

Tom Switz appeared before the Board. Mr. Switz stated that the property was listed April 17th. It is currently under contract to sell for \$280,000.

Switz, Thomas – 9 Masons Island Rd. Units 5,6,7, and 8

Mr. Switz stated there have been no sales of similar properties in the area. It is a very slow market. He still receives the same rent that he received five years ago but the expenses have gone up. The fire marshal is requiring many changes that could cost up to \$75,000 to implement. He stated that commercial condos off of Route 184 in Groton are asking \$100,000. The condos are newer, have an elevator and are about 1,050 square feet.

Antiquarian & Landmarks Society – 330 Al Harvey Rd.

James Anderson appeared before the Board. Mr. Anderson explained the circumstance that led to the vacancy of the property. After that there was severe damage due to pipes that froze and burst. The property is currently vacant and unlivable. They are currently in the middle of two other projects and hope by May to have a contractor at the property to make repairs. They are hoping to have the next-door neighbor use the property for farm land. They hope to have the property back to a farming operation by mid-summer. They would like to retain their tax-exempt status for a one-year grace period.

Decision: The Board voted unanimously to deny the petition.

Cole, Elsa Estate of – 43 Shawondasse Dr.

Stuart Cole appeared before the Board. Mr. Cole feels the best test of value is the market. This lot has been on the market for three years listed at \$76,100. They have had some people look at the property but no offers.

Decision: The Board voted unanimously to reduce the assessment to \$69,700.

Stonington Harbor Yacht Club Inc. – 9 Stonington Commons C3

Attorney David Gussak appeared before the Board. Attorney Gussak stated this is a 600 square foot office type condo. The income of \$20 per square foot supports a value of \$106,000. He submitted 9 properties in the general area as comparables.

Steel, Jack & Kathryn – 68 Wilcox Rd.

Dennis Slopak spoke on behalf on the Steels. He submitted an appraisal on the property. Mr. Slopak stated that house is nicer on the outside than the inside. The master bath is unfinished. They feel the major discrepancy is in the land value. This property is not waterfront. He feels the railroad proximity effects the value of the land.

Ksiezolopski, Peter – 62 Wilcox Rd.

Dennis Slopak spoke on behalf of Mr. Ksiezolopski. He stated the same arguments pertaining to the land for Mr. Steel's property apply to Mr. Ksiezolopski's.

McCaffery, David – 15 Juniper La.

Mr. McCaffery appeared before the Board. He feels a 19% increase in his assessment is not justified. His main argument is in the value on his outbuilding. He feels it is just a glorified shed. He finished the upstairs for his parents to live in but due to health reasons they could not live there. It can't be rented; the Town will only allow it to be an accessory use. He compared his property to sales on Montauk Avenue. It is currently on the market for \$989,000 but he has had no interest.

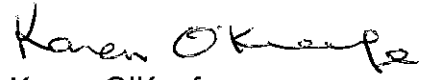
Decision: The Board voted unanimously to deny the petition.

Roy Perkins and Antu and Alexis Cerretti did not appear for their appointments.

The minutes for the April 5, 2018 meeting were accepted as read.

There being no further business, the meeting was adjourned at 1:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen O'Keefe". The signature is written in black ink and is positioned above the printed name.

Karen O'Keefe
Secretary