

BOARD OF ASSESSMENT APPEALS
April 9, 2016

The Board of Assessment Appeals met on Saturday, April 9, 2016. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 9:02 a.m.

The following appeals were heard:

Fondulas, Christopher – Personal Property

Jessica Hoyt appeared before the Board. This is a small video production company called Uncle Benji. They had one job in 2015. They rented most of the equipment. They completed a personal property declaration and submitted it to the Board.

Decision: The Board voted unanimously to change the assessment to \$2,621 with a failure to file penalty of \$655 for a total assessment of \$3,276.

Antonino, Carlo – 259 S. Broad Street

Dr. Antonino stated that they had an appraisal done on the property in 2014 and the resulting value was \$143,000. They did not have the appraisal with them, but would email it to the Assessor's Office to be reviewed at the next meeting.

Boyer, Kenneth – 20 Lambs Way

Mr. Boyer stated this property has been vacant for five years. The previous owner ripped out the kitchen, heating system and plumbing. The house was not built as well as other houses in the neighborhood. The decks are deteriorated and are small. Many of the windows have failed and there is mold and mildew due to the lack of heat all this time. He also feels the land value is too high. He compared the land value with 17 Lambs Way.

Decision: The Board voted unanimously to change the assessment to \$628,000.

RL Mystic LLC – 68 Masons Island Road

Michael Schwartz appeared before the Board. This property was purchased December 2015. He stated that part of the roof on the right side of the house is losing shingles. There is leaking on the other side. He showed pictures he took of the property with his phone to the Board.

Meadows at Stonington – Personal Property

Anna Lathrop appeared before the Board. She is the owner of Gourmet Galley Catering. She stated that when she caters a function at this location, she brings in all the equipment she owns. Her equipment is kept in North Stonington. The only equipment kept at the facility is owned by Mr. Camfield. There is a dishwasher, which is leased. The facility owns the china, tables, chairs and glassware. The silverware is not furnished. The facility seats about 200. She supplied pictures of some of the equipment that is on site. The pictures are from the prep area and kitchen of the facility.

Decision: The Board voted unanimously to deny the change in assessment and to mail the 2015 grand list bill to the facility owner.

Harbour House and Inn at Mystic – Personal Property

Timothy Brown appeared before the Board. Mr. Brown stated that he is the new owner of this facility and many items were disposed of during the renovation. The old owner kept many of the expensive items on the property. She kept two baby grand pianos with an estimated value of \$25,000 each. Mr. Brown supplied a list of equipment to the Board.

Southern New England Homes LLC – Personal Property

Erin Journey appeared before the Board. She runs her business out of a little canvas bag; she does not have a home office. She buys one home at a time and renovates them. She has a 20 year old laptop, old printer and a cell phone. When she finishes a project, she files the paperwork in a crate she keeps in her garage.

Decision: The Board voted unanimously to change the assessment to \$158 plus a failure to file penalty of \$40 for a total assessment of \$198.

The following decisions were made:

Crossfit Mystic – The Board voted unanimously to change the assessment to \$13,388 plus a failure to file penalty of \$3,347 for a total assessment of \$16,735.

Downtown Creamery – The Board voted unanimously to deny the petition; however, the tax bill will be mailed to Melanie Goggin as per the agreement signed April 8, 2016 submitted to the Board.

Driscoll, Leslie - The Board voted unanimously to change the assessment to \$353 plus a failure to file penalty of \$88 for a total assessment of \$441.

Broad Street Kitchen & Coffee LLC - The Board voted unanimously to change the assessment to \$8,287 plus a failure to file penalty of \$2,072 for a total assessment of \$10,359.

Callanish LLC – The Board voted unanimously to change the assessment on 11 Main Street, Old Mystic, to \$1,169,100 and to deny all other petitions as agreed upon by Callanish LLC and Marsha Standish, Director of Assessment, with the stipulation that Callanish LLC does not appeal the decision.

The minutes for the April 6, 2016 meeting were accepted as read.

There being no further business, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Betty Richards
Secretary