

BOARD OF ASSESSMENT APPEALS
April 10, 2018

The Board of Assessment Appeals met on Tuesday, April 10, 2018. Members present were Karen O'Keefe and David Harma. The meeting was called to order at 6:35 p.m.

The following appeals were heard by Karen O'Keefe and David Harma:

Clarke, John – 2011 Ford Ranger

Mr. Clarke stated he paid \$8,500 from a dealership for the vehicle. It was previously owned by a paint contractor. There are some paint specks on the interior and some small dents but no major damage. It currently has 152,223 miles but runs well. Mr. Clarke listed some comparable vehicles for sale and their sales price.

Decision: Karen O'Keefe and David Harma voted to reduce the assessment for the 2017 grand list to \$6,300.

Perry, John & Janell – 19 Joy Ave.

Mr. Perry appeared before the Board. He feels the land value on his property is too high. 31% of the land is wetlands. He has standing water on his property. It borders the Avalonia property. Mr. Perry presented a map to the Board which was recorded after October 1, 2017.

Decision: Karen O'Keefe and David Harma voted to deny the petition

Board member Stephen Palmer arrived at the meeting at 6:45 p.m. The following appeals were heard by all three Board members.

Sassafras Inc. – Personal Property

Brenda Pelt appeared before the Board. She asked for an explanation of the assessment and filing of personal property process. The only new equipment was a replacement hair dryer. She does not feel she should receive a penalty. She stated her husband brought the form into the Assessor's Office on time but took it back because it needed to be notarized.

Decision: All three members of the Board voted to deny the petition.

Curioso, Raymond Jr & Julie – Robinson St.

Mr. Curioso feels the lot is over assessed. He paid \$35,000 and submitted an appraisal dated August 2017 which set the value at \$48,000. There is a brook running down the middle of the property. He does not know if the property could be built on, but he hopes it is a buildable lot. He owns the abutting property and has been storing a boat and car on the property with the permission of the previous owner. He purchased the property from the estate. He compared lot values in the area.

Decision: All three members of the Board voted to reduce the assessment to \$35,000.

Sharr, Sandra – 34 Boulder Ave.

Attorney Ted Ladwig appeared before the Board. He submitted an appraisal with the value of \$1,030,000 dated October 1, 2017. He also submitted a comparison showing percentage changes on Lord's Point.

Ground Up Golf – Personal Property

Jason Monk appeared before the Board. He was a golf professional and gave lessons at the Stonington Country Club. He stopped giving lessons in September 2017. He didn't have any personal property. Any equipment used was owned by the Country Club or the customers.

Decision: All three members of the Board voted to delete the account.

Page, Michael & Cheri – 298 Lantern Hill Rd.

The Pages feel the assessment is too high. The town wide increase in assessment is 6% but theirs increased 20%. They have made no improvements to the property. Since Foxwoods the traffic has increased and the cars go very fast. They feel the assessment should be \$180,000

41 Main St.

The Pages stated that the second floor is only an attic. There is no heat and no lights. It is very narrow and could only be used for storage. They can't use the storage for their business because it is very narrow.

Nowak, Amy – Personal Property

Mr. and Ms. Nowak stated this is not a business. They filed a trade name certificate because Ms. Nowak was hoping to start a business but circumstances have not allowed her to do so. There is no bank account, nor have they done any marketing. The current website was in existence before the trade name certificate was filed. She stated it's a hobby website. The equipment is for personal use only. She wants to keep her trade name certificate active. She is hoping maybe in the future to start the business.

Decision: All three members of the Board voted to delete the account. She was told that as long as the trade name is active, she would be required to file a declaration each year on the status of the business.

Drake, Shawn & Heidi – 1 Stony Brook Rd.

Mr. Drake appeared before the Board. He purchased the property July 2017 for \$300,000. The appraisal stated the value at 305,000. It was an arms-length transaction. There were only two offers. The unattached garage is basically a shed, it can't fit a car. Mr. Drake showed pictures on his phone. No nice finishing touches, it has popcorn ceilings. The trim connects at 90 degree angles, not 45 degree angles. The cabinets are original from the 1980's; it has Formica counters in the kitchen.

Kowal, Robert P. Trustee – 20 Coveside La.

Andrew Kowal appeared before the Board. He stated that the assessment is not consistent with the other five attached units. His is not an exterior unit but his unit is larger. He paid \$302,500 for the unit and remodeled the kitchen at a cost of \$30,000. Mr. Kowal cited a unit in Whitehall Landing with an asking price of \$198 per square

foot. They are comparable in size. He stated historically all units attached to his were assessed at the same price. He does not have a finished basement; there is a closet and it is heated but it is finished like the meeting room.

Custom 8 Technology LLC – Personal Property

Hans Sigvardson appeared before the Board. He sells disinfectant equipment for hospitals and such. He works out of his house. He uses his household furniture and has a computer purchased in 2015 for about \$2,000.

Decision: All three Board members to reduce the assessment to \$1,525.

Wentworth, Gayle – 296 Greenhaven Rd.

Ms. Wentworth stated that the house is in bad condition. It is only 800 square feet with one bedroom and bath. She feels the value on the land is high. The land is not level with the road and it slopes everywhere. She feels she is penalized because of the zoning and doesn't feel that zoning has anything to do with the value of property. The basement is always damp. Her bulkhead takes up about 1/3 of the porch area. She reviewed the chart submitted with her petition and showed pictures of her house.

Caz Co. LLC – Personal Property

Colleen Foster appeared before the Board. She has an e-commerce business. Everything she does is outsourced.

Decision: All three members of the Board voted to reduce the assessment to \$791.

Brunell, Blanche – 23 Riverside Dr.

Martin Huysman appeared before the Board. Mr. Huysman submitted a CMA from a licensed real estate agent stating the value of the property is \$582,000. This is a straight value; the agent didn't want to make a lot of adjustments. The lot is non-conforming and is located next to a marina. He does not feel with the traffic in the marina in the summer, they could sell the property for that amount.

Westbrook Office Center LLC – multiple lots on Flanders Rd.

Kenneth Boyer appeared before the Board. He feels the assessments are inconsistent. The rear lots are assessed higher than the lots on the street, however the cost to develop these lots are higher. It would cost more to put in driveways and underground utilities. He compared his rear lots to the rear lots north of his property.

302 Flanders Road LLC – 302 Flanders Rd.

Kenneth Boyer appeared before the Board. Mr. Boyer stated this property has a 1,300 foot driveway with overhead utilities. The last time the property lost power it was one of the last properties to get power back. He purchased the property for \$370,000. It was a short sale but was on the market for a long time. The foundation of the house is low. When it rains the water collects at the back of the house. One bedroom is very small; about the size of a nursery.

Boyer, Kenneth – 20 Lambs Way

Mr. Boyer purchased the property about two years ago. It was in very bad shape. The improvement to the property have not been completed. They installed a rubber

roof on the flat portion of the house but they still have problems with it. The kitchen is only rough; no faucets, no counters. There is no plumbing in two baths. There are no gutters on the front of the house and no landscaping has been installed. He compared the grade of the house to 14 Lambs Way.

Rug and Kilim LLC, Myles Meader, HGM LLC, Sunglass Paradise and Shades of Mystic did not appear for their appointments.

There being no further business, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen O'Keefe".

Karen O'Keefe
Secretary