

BOARD OF ASSESSMENT APPEALS
April 7, 2014

The Board of Assessment Appeals met on Tuesday, April 7, 2014. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 6:35 p.m.

The following appeals were heard:

Allyn, Rufus & Bohlander, Roy – 32 School House Rd.

Mr. Allyn submitted a compilation map showing that his property only contains 8.93 acres due to erosion from recent storms.

Decision: The map submitted to the Board is not an A-2 survey and has not been recorded in the Stonington land records. The Board voted unanimously to deny the petition.

Ballistic Security Enterprises – Personal Property

Mr. Sojka appeared before the Board. His business is still in startup mode. This business falls under the security category and needs all the proper licenses in hand before he can conduct business. He has taken down his website per the order of the state police. He must have his licenses in hand before he can conduct business. The nature of his business is personal security. The business will be run out of his home. All he has currently for his business is an old and outdated laptop.

DECISION: The Board voted unanimously to change his assessment to \$42 plus a failure to file penalty of \$11 for a total assessment of \$53.

Bussey, Scott – 83 Boulder Ave.

Mr. Bussey and Mr. Gregory Erb, a licensed appraiser, appeared before the Board. Mr. Erb submitted an appraisal dated October 1, 2012. He reviewed the appraisal with the Board. Mr. Bussey stated the property is across the street from neighborhood parking and his view is somewhat obscured by the houses across the street. Mr. Erb could find no comparable sales within the range of the Town's value for properties with just a water view. All the surrounding property sales have sold lower than the value the Town has on the property. Mr. Erb only used sales of October 1, 2012 and prior to the assessment date. He also raised the issue of the new flood zone regulations affecting the use of the property.

Cassell, Tonya – Personal Property

Ms. Cassell's business consists of medical billing; she is not a transcriptionist. She submitted her personal property declaration to the Board.

DECISION: The Board voted unanimously to change her assessment to \$651 plus a failure to file penalty of \$163 for a total assessment of \$814.

Culley, John – 37 Willow St.

Mr. Culley submitted an appraisal. He has lived at this property for over 24 years. He would like the Town's value to be reduced to the value on his appraisal. Since

the recent hurricanes, his backyard floods every time it rains. The water remains for weeks after it floods. This renders his backyard useless.

Donahue, Colleen – Personal Property

Ms. Donahue sells Thirty-One handbags. She is an independent consultant who does home parties similar to Avon and Mary Kay. The bank forced her to file a trade name certificate so she could deposit checks that were made out to her as Thirty-One bags. The only equipment she has is a laptop which she paid \$500 for two to three years ago. She also has a two year old I phone.

DECISION: The Board voted unanimously to change the assessment to \$462 plus a failure to file penalty of \$116 for a total assessment of \$578.

Tavares, Steven – 2006 TGB ID# RFCRD111X6Y101600

Mr. Tavares paid \$800 in August 2011. He submitted a copy of the bill of sale. Mr. Tavares also submitted pictures of the scooter.

DECISION: The Board voted unanimously to change the assessment to \$560.

Roofing & Home Solutions LLC – Personal Property

Mr. Mandes appeared before the Board. He has set up his business so all of the people who work for him are independent contractors and use their own equipment and tools. They also carry their own insurance. He stated he has minimal equipment that he owns. The Board requested he complete a personal property declaration and submit it no later than Friday.

Morris, Benjamin – 16 Marjorie St.


Mr. Morris submitted an appraisal. His appraisal was a drive by appraisal. He has a shared driveway. The house was in bad condition when he purchased the house but he has since made some improvements to the home. The baseboard heat in the basement does not work. Both sheds need to be torn down because their roofs are collapsing. He believes there are possible issues with the septic system.

The minutes for the April 24, 2013 meeting were accepted as read. The minutes for the September 14, 2013 meeting were accepted as amended.

Lamberts Cove Property LLC and Summit Street LLC did not appear for their appointments.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Betty Richards
Secretary