

BOARD OF ASSESSMENT APPEALS
April 9, 2014

The Board of Assessment Appeals met on Wednesday, April 9, 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:

Mystic River Marina Inc – 36 Quarry Rd.

Attorney Frank Eppinger, Robert Silverstein and Lauren Yakaitis appeared before the Board. Attorney Eppinger explained that an agreement had been made for an adjustment to the assessment of the property with the Assessor with the stipulation that they accept the new assessment until the next revaluation in 2017. The Board accepted the signed letter as to the terms of the agreement.

Decision: The Board voted unanimously to change the assessment to \$3,422,900.

Heronview Studios – Personal Property

Marion and Steven Dodd appeared before the Board. They got a state tax identification number only to sell at the Mystic Art Festival. They submitted a completed personal property declaration to the Board. They have an old laptop and old table.

Decision: The Board voted unanimously to change the assessment to \$564 plus failure to file penalty of \$141 for a total assessment of \$705.

Whittaker Technical Products Inc. – 82 Mechanic St.

Ronald Kisner represented Whittaker Technical Products Inc. The building is currently vacant. The property has been for sale since September 2012 for \$750,000 and they have been unable to sell the property. The only income currently produced from the property is rent from the cell tower at \$2,000 per month. This is a unique property and they would like the value lowered to the current asking price of the property.

DECISION: Stephen Palmer and Betty Richards voted to deny the petition. David Harma abstained.

Bttrfly LLC – Personal Property

Dorothy Hazlin appeared before the Board. When she filed for her LLC her intent was to start a business trading options. She never started doing business. There is no bank account nor does the LLC own any property. She plans on dissolving the LLC. Ms. Hazlin completed an affidavit stating she never started her business.

DECISION: The Board voted unanimously to delete the personal property account.

Quinlan Realty Ventures LLC – 185 S. Broad St.

Attorney Theodore Ladwig appeared before the Board. Mr. Ladwig submitted an appraisal report done by Silverstein Appraisal Services LLC. He feels that since Mr.

Silverstein is a local appraiser who is aware of the local factors that affect value the value is accurate. He feels the income approach is the best approach to value for this type of property.

DECISION: The Board voted unanimously to deny the petition.

Denison Pequotsepos Nature Center Inc. – 162 Greenmanville Ave.
Margarett Jones appeared before the Board. The nature center has owned the property since September 2013. Even before they owned the property they were utilizing the house for tax exempt purposes. Ms. Jones submitted a letter to the Board.

DECISION: The Board voted unanimously to grant tax exempt status to the entire property.

Coastal Store – Personal Property

Roger Reed appeared before the Board. He sells Masonic Temple dress gloves. He made a mistake filling out his personal property declaration. His declared figure was his inventory. He submitted an amended personal property declaration.

DECISION: The Board voted unanimously to change the assessment to \$189.

Meehan Properties LLC – Nautilus Way

Paul Meehan appeared before the Board. Mr. Meehan subdivided his property. The new lot fronts on Nautilus Way. This is a paper road which has not been developed. He compared his assessment to property across the street owned by Toll Brothers.

DECISION: The Board voted unanimously to change the assessment to \$32,200.

Nicholas, George & Joann – 196 Pequot Trail

Mr. Nicholas feels he should be granted the exemption for the geo-thermal heating system on his barn. He feels the intent of the law and the recent ordinance passed by the Town should allow him the exemption.

DECISION: The Board voted unanimously to grant an exemption of \$6,900.

Cable Components Group LLC – Personal Property

Scott O'Neill appeared before the Board. Mr. O'Neill explained the manufacturing process and how the equipment in question is used in the process. Mr. O'Neill presented pictures to the Board.

DECISION: The Board voted unanimously to grant the manufacturing exemption on the equipment, changing the net assessment to \$77,534.

Eckersley, John – 30 Timber Ridge Rd.

Mr. Eckersley stated that the grade on his house increased from the 2007 revaluation to the 2012 revaluation. He has made no major improvements to the

property since the purchase. Mr. Eckersley submitted an appraisal dated October 1, 2012. He compared his assessment to other assessments on Timber Ridge Rd.

K Brothers – 29 Main St.

Shana Altman appeared before the Board. This is a gas station in a low traffic area. The owner feels the assessment is too high.

DECISION: The Board voted unanimously to deny the petition.

Stonington Seahawk LLC – Personal Property

Attorney Avena appeared before the Board. He stated that the Town performed an audit of the personal property. After working with the auditor and the Assessor, an agreement has been made as to the value of the assets.

DECISION: The Board voted to change the assessment for 2009 to \$139,025 including omission penalty; for 2010 to \$137,182 including penalty; for 2011 to \$126,273 including penalty; for 2012 to \$111,439 including penalty and for 2013 \$84,332 including penalty.

The minutes for the April 7, 2014 meeting were accepted as read.

Velvet Underground Vintage LLC did not appear for their appointment.

There being no further business, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Betty Richards
Secretary