

BOARD OF ASSESSMENT APPEALS
April 15, 2014

The Board of Assessment Appeals met on Wednesday, April 15, 2014. Members present were Betty Richards and David Harma. The meeting was called to order at 7:10 p.m.

The following appeal was heard by Betty Richards and David Harma.

Fullerton, John & Susan – Salt Acres

Ben Haggard represented the Fullertons. The lots on Salt Acres have a very small buildable area. He feels the site is overvalued. The lots did not sell for the seven years they were on the market. The Fullertons paid less than the value set by the Town on the property. He feels the Town's value does not make sense after a market analysis. He compared the land value with the O'Callahan's property.

Stephen Palmer arrived at the meeting. The Spenlinhauer appeal and all decisions made were by all three members of the Board.

Spenlinhauer, Margaret – 455 Stonington Road

Attorney Cavaliere and Ms. Spenlinhauer appeared before the Board. This property was for sale for three years prior to being sold at a luxury auction. An appraisal was submitted to the Board. They feel the land value is too high. They compared their land value to Stone Acres Farm which is currently on the market. They also made a comparison of land values of surrounding properties. This property has a lot of wetland on the property. It only has 300' frontage. Originally the property was going to take advantage of a free split but the arrangement of the buildings on the property would have necessitated putting in a road which would have been very expensive.

DECISION: The Board voted unanimously to change the assessment to \$1,115,700.

The following decisions were made.

Fullerton, John & Susan – David Harma and Stephen Palmer voted to deny the petition. Betty Richards voted for a change in the assessment.

Kleeman Chiropractic Center – The Board voted unanimously to change the assessment for 2010 to \$3,164; for 2009 to \$2,943 and for 2008 to \$3,373. The changes include the failure to file penalty.

Eckersley, John – The Board voted unanimously to change the assessment to \$308,200.

McCarthy, Catherine – The Board voted unanimously to deny the petition.

Turner, Bill d/b/a Kentford Farms – The Board voted unanimously to change the assessment to \$223.

Vandal, Paul & Sally – The Board voted unanimously to deny the petition.

Bussey, Scott – The Board voted unanimously to deny the petition.

Culley, John – The Board voted unanimously to change the assessment to \$153,300.

Roofing & Home Solutions LLC – The Board voted unanimously to change the assessment to \$1,466.

Morris, Benjamin – The Board voted unanimously to deny the petition.

A discussion was held concerning Section 12-111 of the Connecticut General Statutes as to whether in the future the Board should elect not to hear appeals on commercial, industrial, utility or apartment property with an assessment over one million dollars. No decision was made and the discussion was tabled.

The minutes for the April 10, 2014 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,



Betty Richards
Secretary