

BOARD OF ASSESSMENT APPEALS
March 10, 2010

The Board of Assessment Appeals met on Wednesday, March 10, 2010. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 7:00 p.m.

Benjamin Amy & Everal – 276 North Water Street

Ms. Benjamin applied to expand the finished basement area but it has not been finished. They have been doing the work themselves. She submitted pictures of the basement. Greg Hayes, the Assistant Assessor, has inspected the basement and recommended the assessment be changed.

DECISION: The Board voted unanimously to change the assessment to \$285,100.

Riordan Holdings LLC – 8 Pearl Street

Mr. Arthur Riordan appeared before the Board. He feels that the work done to the property is just repairs and should not impact the assessment. The work done did not modify the house in any way; there was no change in the appearance of the house. They redid the roof to fix leaks and replaced windows because the sashes were beginning to rot.

Connett, Etheldred Trust – 110 Water Street

Attorney Collier and Bob Silverstein appeared before the Board. They submitted an appraisal dated June 12, 2009 which was done for estate purposes giving a value of \$760,000. Mr. Silverstein was asked to update the appraisal to the assessment date, which was done in the form of a letter setting the 2007 value at \$900,000. The office portion of the property is nice but the house portion is dated. Nothing has been done to the property recently to update the property. They also feel the land portion of the assessment is also high. A comparison to 106 Water Street was made due to a recent sale.

McClelland, Nancy – 22 Wall Street

Ms. McClelland compared her view to 24 Wall Street. Her view is easily compromised. The lot in front of hers is probably buildable and if built on would impair her view. She feels she overpaid for her house. Even with the reduction the Board made last year, she feels the assessment is still too high. A history of sales since 2000 was submitted to the Board.

Eckersley, John – 30 Timber Ridge Dr.

The Eckersley questioned why the changes in the assessment were made. After they purchased the property they had three consecutive flooding issues in the basement, which they are not sure the insurance will cover. They stated that due to the flooding situation, the basement cannot be considered finished. They had to rip out carpeting and cut off ruined sheet rock. They admit that when a representative from the

Assessor's Office asked to inspect the house in September 2009 they refused her access.

DECISION: The Board voted unanimously to deny the petition.

Brown, Jeffrey & Duke, Daniella – 22 Money Point Road

Mr. Brown stated he built the house. He feels it's worth \$1.9 million. He feels the land value is accurate but feels the cost per square foot on the house is too high. He did a comparison of square foot costs with several houses on Masons Island. He compared his house with 18 Money Pt. Rd. and 7 Black Duck Rd as the most comparable. He feels the living area is a fair basis for a comparison and that the market is down 10-15% since 2007.

Freitas, Solveg – Personal Property

Ms. Freitas did not file her personal property declaration. She stated she uses all the same equipment that her husband declares under his business declaration.

DECISION: The Board voted unanimously to delete the account.

Andrews, Alison & Reyes, Carlos – 90 Water Street

Ms. Andrews compared her property with other properties in her neighborhood. She compared by living area and construction grade. Her assessment is 35% over the other comparable properties. She showed two different comparison ratios. She has no docks or outbuildings. She feels the best way to compare properties is by cost per square foot.

Livery Limited Building LLC – Personal Property

Ms. Pam Grubbs appeared before the Board. She requested the Board waive the penalty since she was only 29 days late filing. The Board explained that by state law they do not have the authority to remove a penalty. She also questioned the discrepancy in the assessment figures compared to what was filed. The Board requested she send to the Assessor's Office by Friday a detailed list of the company's disposals and/or retirements and a list of the new equipment purchased with date and cost.

Wits End Design LLC – Personal Property

Charles and Cheryl Danis appeared before the Board. The business was dissolved at the end of 2009. It was a home staging business for people selling their houses. They filed on time but received a penalty because they filed \$0. They did not understand what they were supposed to file.

DECISION: The Board voted unanimously to change the assessment with penalty to \$308.

Robert and Camille Taylor, JJF Stonington LLC and 62 Purchase Street LLC did not appear for their appointments.

The minutes for the March 9, 2010 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Betty Richards".

Betty Richards
Secretary