

BOARD OF ASSESSMENT APPEALS
April 13, 2011

The Board of Assessment Appeals met on Wednesday, April 13, 2011. Members present were Stephen Palmer and David Harma. The meeting was called to order at 7:05 p.m.

Pettini, Michael & Maureen – 4 Linden Lane

This property has drainage issues. In the 1960's the Town installed catch basins that caused the flooding issues. The Town has been trying to alleviate the problem but it still exists. They had the flood water tested and it tested positive for ecoli. This restricts the use of the land during the short time during the year it is dry because they don't know the problems that can occur from the contaminants. They were going to have an appraisal done by Jim Blair but he felt it would be a waste of money since the Town will be performing a revaluation for the 2012 Grand List. Mr. Blair felt the current value is fair but the land value is too high.

Superior Energy LLC – Personal Property

Richard McCaffery appeared for the company. They have an underground tank at property on Dubois Drive; one underground tank and two meters. It was installed September 20, 2010. He submitted the cost figures for the equipment.

Mitchell, Thomas & Karen – 17 Back Acres Way

Mr. Mitchell submitted two appraisals; one dated 2007 and one dated 2010. The 2007 appraisal was for a mortgage refinance. It set the value at \$750,000. He feels the value should be about \$650,000. A neighbor recently sold their property for \$650,000 which has a bigger house and has less land.

Fornara, Charles & Susan – 47 Cove Road

The Fornaras feel that the situation with their water supply is worse than they originally thought. The new house built behind them has affected their water supply. Currently there are only two people living in the house but when the neighbors have company they often run out of water. The neighbors well is drilled about 500 feet down and their well is less. They submitted a detailed log of the water usage and the times they have run out of water. They have considered drilling further down for their well but they do not believe they could go much deeper and the people across the street hit salt water when they drilled a new well.

Lombardi, Eric & Carol – 66 Cove Road

The Lombardis were represented by Attorney Thomas Collier. The Lombardis purchased this property February 2010 for \$450,000. The buildings had a lot of deferred maintenance. It was an arms-length sale. They feel the best comparison is 104 Cove Road. He submitted other waterfront sales of properties. He feels the assessment should be based on sales price plus the cost of repairs.

Collins, Thomas – Cove Road

Mr. Collins was represented by Attorney Block. This is open space and a small piece of property that should have been conveyed to the Town. The previous owner did not pay the taxes and approached Mr. Collins and offered to sell the property for the amount of the back taxes. This land was purchased as a buffer to his house. He could not find any sales for property under similar circumstances.

Danaher, Heather & Etzel, Paul – 9 Green Avenue

They purchased the property for \$216,000 in December 2009. The bank appraisal at that time valued the property at \$223,000. They renovated the house but did not add any square footage. They insulated, painted and added a new heating system. They only have three sheds; not four. Either the 156 square foot or the 168 square foot shed is not there. They are not sure which shed is the correct one still there.

Modular Space Corp – Personal Property

Mr. Andrew DiSalvo represented the company. Mr. DiSalvo says the company is not required to supply removals each year with their personal property declaration. It is not in the directions and there is no statutory requirement to supply that information. He stated it is also not required by the CAAO. He also feels it is an unfair burden to expect a leasing company to supply a removal statement for each piece of equipment in Connecticut. He also feels there is no statutory requirement for the declaration to be notarized. They feel that they have filed their declaration correctly and should not be taxed and penalized for equipment not reported on their declaration.

Barres, Spyros – 41 Willow Street

Mr. Barres purchased the property in 2010 for \$310,000. It has four apartments. It had not had any upgrades in many years. It had old kitchens and baths. The only upgrades were in the previous owners unit. There is one heating system for the building. There is only one thermostat in the building so the tenants control the temperature by opening windows and the owner pays for the heat. He has been making repairs. The land behind the garage floods and is basically useless. He also supplied the rents collected and used a 10 gross rent multiplier as a general rule for value.

Aiello, Ross Jr. & Jean – 222 River Road

Mr. Aiello stated that this is farmland and has always been farmland. After his mother died the property was subdivided per the will to split the property among the children. It was subdivided only for estate purposes; not for development purposes. It has always been farmed. There is no minimum amount required for the farm exemption and he feels this property meets the criteria for the exemption.

Strelczuk, Tracey & Adam – 44 Holmes Street

They purchased this property for \$325,000 and it was in terrible condition. They feel the renovations are not 70% complete. The second floor is gutted with only a base floor.

There is only one bath on the first floor. There is still some asbestos on the house. His most current appraisal was for \$215,000 in "as is" condition.

Joseph Putnam, Northern Leasing System Inc, James Gibbs and Kevin Burns did not appear for their appointments.

There being no further business, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

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

Betty Richards
Secretary