

BOARD OF ASSESSMENT APPEALS
March 10, 2012

The Board of Assessment Appeals met on Saturday, March 10, 2012. Members present were Stephen Palmer, David Harma and Betty Richards. The meeting was called to order at 9:04 a.m.

The following appeals were heard:

Robert & Susan Handy – 237 N. Anguilla Road

Mr. Handy doesn't understand why his assessment went up when the market values are less than they were in 2007. All the changes made to his records were there prior to 2007.

Decision: The Board voted unanimously to deny the petition.

Holly Hock Farm Antiques – Personal Property

Cheri and Michael Page appeared before the Board. They stated that one of the signs they had was destroyed in the flood last year. The desk they have is particle board and the computer they had died about a month ago. The telephone is old. They still use the post office box for their mailing address but have not received forms in years.

Decision: The Board voted unanimously to change the assessment to \$92 plus non filing penalty of \$23.

JERV LLC – Jerry Browne Rd M-164 B-2 L-1B

Attorney Richard Cody appeared before the Board. There is a prefab storage building located on this property. They are not challenging the value of the building. They are challenging the fact the Assessor added the building to the property retroactive to the 2007 list. They feel the court case assessment, which the Town lost, should be reinstated. They feel the change is substantive not clerical. They feel the adding of the value of the building is retaliatory because they won the case. They do not have an issue with the building being added for the future list.

Steinlauf, Hurwitz, Yordan Etal – Signal Hill Subdivision

Attorney Richard Cody appeared before the Board. This land straddles Stonington and North Stonington. It was purchased in the late 1980's and they are trying to develop the property. They have approval from Stonington but are having difficulties getting approval from North Stonington. They do have approval from the North Stonington Wetlands Commission. They feel the subdivision should be discounted to 30% of value.

Decision: The Board voted unanimously to deny the petition.

Richard A. Littlefield Jr. – 109 Stephen Drive

Nicolas Furlotte of Arlington Homes LLC appeared before the Board. Hurricane Irene destroyed the home and it was abandoned by the homeowner. He has a signed removal statement but it has not been filed yet. He feels the mobile home has a negative value due to the cost of removal. Mr. Furlotte submitted photos. Arlington

Homes did not take title to the mobile home so they would not be held liable for the mobile home.

Decision: The Board voted unanimously to change the mobile home to no value.

R. David & Nancy Stamm and James & Marjorie Macaulay – 38 Cove Road and vacant lot.

The Stammers' and the Macaulays' were represented by Jeff Godley. These properties have been on the market for awhile. 38 Cove Road was listed for \$550,000 and the vacant lot was on the market for \$200,000 and they have been unable to sell either. Zillow estimated the value of the house for \$457,500. They feel the assessments were set too high in 2007.

Decision: The Board voted unanimously to deny the petitions.

Donanova McAndrew – 284 N. Stonington Road

Ms. McAndrew compared her assessment to 297 North Stonington Rd and 260 New London TnPk. They submitted an appraisal dated June 2011 showing a value of \$280,000. She feels the values in 2007 were fraudulent because they were 27% too high. She has one hardwood floor, ceramic tile in halls only and the rest of the floors are carpet. There are many restrictive covenants on the property which she didn't know about until the closing. She cannot use the upstairs bathroom due to a leak that was hidden from her by the previous owner.

Randolph & Katherine Minor – 32 Dawley Drive

Mr. Minor stated that the house has 1/3 hardwood and 2/3 carpet floors. The north end of the property for about 250 feet has a restriction on the property and he can make no improvements in that area. He has no landscaping and the house is ugly. He cited recent sales in the area.

Decision: The Board voted unanimously to deny the petition.

George Peterkin – 46 Trumbull Avenue

Mr. Peterkin purchased the property in 2006. The real estate agent didn't tell him everything about the property. He had a home inspection after he purchased the house. The wood stove and the furnace were out of the same chimney and need to be cleaned. The dishwasher does not work. They house had been rented for two years and no one told him. He had to put a new roof on the house; a new boiler and a new breaker box. It cost him \$1,900 to replace the basement door. It cost him \$2,000 to clean up the property.

Decision: The Board voted unanimously to deny the petition.

James Murphy – 1992 Dodge ID# 3B7MM33C6NM547033

Mr. Murphy purchased the truck for \$500. He stated the DMV adjusted his sales tax to \$500 value after he appealed. He showed pictures on his cell phone. It showed dents in the truck and he stated the passenger door does not open. It has 350,000 miles.

Decision: The Board voted unanimously to change the value of the truck to \$500 for the 2010 Supplemental and the 2011 Motor Vehicle lists.

Old School Iron LLC – Personal Property

Gabriel and Michelle Glaza appeared before the Board. This business has not opened and when it does it will be located in New London. There is a computer in the home; however, the gym has never opened so there is no business conducted in the home.

Decision: The Board voted unanimously to delete the account.

Anthony Romania & Linda Talerico – 519 Pequot Trail

Mr. Romania stated that the bath count is wrong. It has been inspected by the Assistant Assessor. The patios are correct.

Decision: The Board voted unanimously to change the bath count to 3 ½ baths.

Bruce Wheeler – 215 Miner Pentway

Bruce and Ellen Wheeler appeared before the Board. This house has been torn apart; it is an ongoing project. There is no kitchen, no bath and no plumbing.

Decision: The Board voted unanimously to reduce the value on the house at 215 Miner Pentway to \$22,400.

Suzanne Zitser – 60 William Street

Ms. Zitser requested an inspection of the property from the Assessor's Office. She always had two bedrooms. Because the Assessor's Office fixed the mistakes on the record her assessment went up. She feels this is not fair.

K Brothers LLC – 29 Main Street, Old Mystic

Attorney Mike Reiner appeared before the Board. The pumps have been removed from the property. They did have the property rented but the tenant lost money every month. It is up for rent but no one has wanted to rent the property. It is an irregular shaped lot. This property is not viable as a gas station.

Decision: The Board voted unanimously to deny the petition.

Investigative Resources Inc., Karin Regnstrom and Glenn Pelt Jr. did not appear for their appointments.

The minutes for the March 9, 2012 meeting was accepted as read.

There being no further business, the meeting was adjourned at 12:40 p.m.

Respectfully submitted,



Betty Richards
Secretary