

**BOARD OF ASSESSMENT APPEALS**  
**April 6, 2013**

The Board of Assessment Appeals met on Saturday, April 6, 2013. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 9:05 a.m.

The following appeals were heard:

**Forgue Thomas & Sherry – 1284 Pequot Trail**

Mr. Forgue submitted an appraisal dated August 2011 for \$340,000. The appraisal was for refinancing purposes. He feels the value is set \$50,000 too high. He cited an article where the Assessor stated there was a 20% reduction in assessments.

**Hendels Inc and Hendels Shell Stations LLC – personal property**

John Hendel appeared before the Board. He stated that they mailed their declarations but they must have been lost in the mail. He has no documentation that he mailed the declarations.

**DECISION:** The Board does not have the authority to remove a penalty; therefore, the Board voted unanimously to deny the petition.

**Eagle Leasing – personal property**

Mr. Eagle and Mr. Maxwell Stock appeared before the Board. The Assessor included 14 items that they did not declare and should not have been assessed. He stated it is impossible for him to give a disposal list to the Assessor. His declaration stated that they are filing for everything in town on the assessment date and anything not listed from the prior declaration has been removed. Mr. Stock provided pick-up tickets to document the removals.

**DECISION:** The Board voted unanimously to reduce the assessment to \$6,549.

**McSorley Marketing – personal property**

Jay McSorley appeared before the Board. He stated he did not buy anything new for 2012. He stated he did not understand how to fill out the declaration. The filing process was explained to him. He felt the previous year's figures were accurate.

**DECISION:** The Board voted unanimously to change the assessment to \$595.

**Derby Scott Etal – 4 Allyns Alley**

Mr. Derby submitted an appraisal. He feels the land value is too high compared to similar properties. The cottage has been winterized but is only nine feet above sea level. His property value is 61% higher than neighborhood values. He has a good view but there is a lot between his property and the water. The lot is for sale and is a building lot. When someone builds on the lot his view will be obstructed. His lot is non-conforming and is small.

Gleysteen Peter & Renate – Gledhill Avenue

Mr. Gleysteen stated that this property is support for the Andrews Island property. The sole purpose is access to the island through a dock located on the property and a parking area. During low tide the water level is so low it renders the property useless for access to the island. They are in the process of buying property that will give them better access to the island which will render this property useless. This is protected marshland. Mr. Gleysteen showed pictures of the property.

Fand Karen – 10 Canberra Court

Ms. Fand stated that the property is over assessed. She has a serious water problem. Due to rock formations next to her property, she has flooding issues when it rains. She has installed four sump pumps in the basement and has to run a dehumidifier at all times. The finished basement area is not finished; it is an unheated storage area. The water situation has rendered the basement area useless.

Surova, Susan – 590 Wheeler Road

Ms. Surova was represented by her husband, Edward Janusz. Mr. Janusz stated that because of the current setback regulations and the wetlands on the property, this property is unbuildable. He has not had a recent appraisal but a realtor told him about ten years ago the property had little value; perhaps he could sell it to a neighbor.

Map 88 Block 1 Lot 8D

Mr. Janusz compared this lot to the Ackley's next door. He feels they should be assessed similarly.

Ensolis LLC – personal property

Jeff Stritar appeared before the Board. This is his son's business. This is a business that wrote a computer program for weather. The only work being done now is necessary updates; maybe five to six hours a year. When he created the LLC he was in college and still living at home. He now lives in New York and does any work on the program from his laptop. He does not work from the Kidds Way location.

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

Perinis, Joann - 893 Pequot Trail

They compared their assessment to their appraisal. They did not understand how the assessment and the exemption for their solar panels worked. After they received an explanation of the assessment and exemption they withdrew their petition.

Ceil James & Deborah – 15 Meadow Avenue

Mr. Ceil does not understand why his assessment went up. Other properties in the neighborhood went down and he still has the same flooding issues as stated in his last appeal to the Board. He feels that even with the exemption for his solar panels his assessment still should have dropped more than it has.

Mitchell, Carl and Joyce – 872 Stonington Road

Ms. Mitchell stated she has two bedrooms not three. It was explained to her that after her informal hearing with Vision the bedroom count was corrected on her property record card. Since the correction has been made, Ms. Mitchell withdrew her petition.

Brown Gerald & Darlene – Greenwood Avenue vacant lots

Mr. Brown feels the lots are assessed above value. They are mostly wet and are not buildable. They have a lot of standing water and to use lots they would have to be filled. He considers them a buffer for his house only. Mr. Brown submitted pictures.

Brockway, Curtis & Mary – 1 Walnut Street

Mr. Brockway stated his property went down less than 2% which is below the town average. He compared the depreciation on his house to others in his neighborhood. His construction grade is above average while the others are average or average/good. His house is nothing special; there are no extras. He compared to 92 Noyes Avenue which was remodeled down to the studs in 2011. 57 James Street was remodeled in 2008. 9 Lindberg Road was also remodeled. The house was jacked up and there is no evidence of the original house.

Berg Gary – 8 Wilcox Manor

Mr. Berg submitted an appraisal for \$285,000. His house is an 18<sup>th</sup> century home. He remodeled six or seven years ago. It has gas heat and no central air.

Serafin, Peter – 5 & 7 Open Way

Mr. Serafin stated that #5 has a deed restriction on fifty feet of property where nothing can be built. 7 Open Way does not have direct access to street. In 1955 the Town accepted 105 feet of the road. These homes are summer rentals and are only rented for ten weeks of the year. His property shows a reduction of 1.3%. He feels he should have at least a 4.5% reduction.

Young, Eileen – personal property

Ms. Young submitted a detailed list of everything located in her studio; the value at time of purchase and when they were purchased.

Matthew Ferrier did not appear for his hearing.

There being no further business, the meeting was adjourned at 12:30 p.m.

Respectfully submitted,



Betty Richards  
Secretary