

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 10, 2014

MEETING MINUTES

Members Present:
Michael Foley, Chairman
Ralph Napiany
Joan Schwartz
Mary Ann Salvatore

FILED IN EAST LYME
CONNECTICUT
MAY 13 2014 AT 9:00 AM/PM
Linda Salvatore
EAST LYME TOWN CLERK

The meeting was called to order at 6:30 p.m.

1. Katherine H. McBride – Plants Dam Road – List # 1105

Mr. and Mrs. McBride was sworn in by Mr. Foley.

Mr. McBride stated they consider the lot useless, it is a swamp and unbuildable. He presented the Board pictures of the property. The separate lot was sold to them with their house. It is a buffer between them and surrounding properties. They think the value of the lot should be one dollar.

2. Linda and Martin Stein – 285 Old Black Point Road – List # 1851

Mr. Stein was sworn in by Mr. Foley.

Mr. Stein believes the Fair Market Value to be \$1,400,000.00. He stated that is very far off of what the Town has it appraised at. It was on the market since April of 2011. It was on the market for 803 days. The last asking price was \$1,850,000.00. It is prime waterfront. The house was built in approximately 1927. He believes the Town's value on the house is correct. There is a house around the corner from him listed at 2.2 Million, but that has 4 times the land that he has.

3. Jodi Lamourine – 5 Old Black Point Road – List # 7882

Ms. Lamourine was sworn in by Mr. Foley.

Ms. Lamourine stated she recently purchased the property from her ex-husband. She believes the value to be \$385,000.00 She presented an appraisal which was done when she recently purchased the property. Mr. Foley advised her the values are based on the Town's 2011 revaluation, not present values. She stated the house is immaculate, and well maintained. It was built new in 2000.

4. First Niantic, LLC – 17 West Lane – List # 607

Jake Swensson was sworn in by Mr. Foley. He presented the appeal for First Niantic, LLC.

He stated it is his mother's house. He stated Sotheby's estimated the value to be at 1.35 – 1.4 Million. He doesn't think they can sell the house for what the Town has it valued at. He presented market analysis to the Board.

5. Robert Mattison – Personal Property Account # 43637

Mr. Mattison was sworn in by Mr. Foley.

He stated the farm was neglected last year. There was no farming done. The farm equipment is not operational at this time. He has an old Chevy Blazer and a small tractor. He stated the value for the farming tools is \$10.00 and \$100.00 for the machinery.

6. April Angeloszek – Personal Property Account # 43869

Ms. Angeloszek was sworn in by Mr. Foley.

She stated she went to the Assessor's office and spoke to them about this. They had counted furniture as part of her business and it is not used for the business. She has a piano and gives piano lessons and voice lessons. The Assessor made changes and the value is now at \$2520.00, which she agrees with.

7. Marlene Nickerson – Personal Property Account # 43916

Mark Nickerson was sworn in by Mr. Foley. He presented the appeal for Marlene Nickerson.

He stated his wife works in Old Saybrook for Saybrook Counseling Center. They have no equipment in the house. She does see clients occasionally in the house. There are no assets for the business at their home. They are not writing the business off on their taxes.

8. John G. Prokop and Margaret A. Prokop – 52 Lovers Lane – List # 5590

Mr. and Mrs. Prokop were sworn in by Mr. Foley.

Mr. Prokop stated their next door neighbor's property is in complete disarray. It is not well maintained at all. They think the value of their home is \$195,000.00.

9. Robert Foltz – 30 Harvest Glen – List #8892

Mr. Foltz was sworn in by Mr. Foley.

He stated they bought the property in July for \$460,000.00. He believes the value of the property to be around \$500,000.00.

Motion (1) Joan Schwartz moved to adjourn the meeting at 8:40 p.m.

Seconded by Sue Graham.

Motion Passed 5-0.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen Miller Galbo".

Karen Miller Galbo
Recording Secretary