

EAST LYME BOARD OF ASSESSMENT APPEALS
Minutes of March 4, 2010

The East Lyme Board of Assessment Appeals met to hear appeals for the 2009 Grand List. The meeting was called to order by Chairperson William Weber at 6:00PM in the East Lyme Town Hall lower level conference room. In attendance were Chairperson Weber, Joan Schwartz, Susan Graham, and Holly Cheeseman with clerical support from BAA Clerk Michael Bekech. Pending alternate member Abraham Fisher was also in attendance.

- #24 Susan D. Adams appeared before the Board to appeal the assessment on property at 11 South Lee Road. The property has a FMV of \$771,900 by the Town. Ms. Adams noted that she purchased the property on 9/17/2008 for \$650,000. She took out a permit after purchase to finish space above the garage. Building permit cost was \$37,632. There was also a permit just prior to purchase to put central air conditioning in the property for \$8,648, which was not included in the Towns FMV as of the time of purchase. During spring 2009, a second appraisal was done for the property by the owner, which indicated a \$675,000 FMV at that time. Because of the difference in the appraisal on the date of purchase and the spring date after improvements were made, Ms. Adams suggested that the value of those improvements were \$25,000 not the \$43,890 as added to the assessed value for the 2009 grand list by the Town. It was noted by Chairperson Weber that the equalization date or last town revaluation date was the reference point for values for all properties in town. Date was 10/1/2006 not the spring 2009 value as indicated in the appellant's appraisal of the property. The appellant requested a \$620,000 FMV for the property.
- #25 Peter Spielman appeared to appeal the property known as 12 South Road owned by Peter Spielman and Karen Graham... He noted that the FMV of the property should be lowered to \$337,000. He provided an appraisal for the property completed on 6/21/2007, which indicated a FMV for the property of \$394,000 as of the revaluation date of 10/1/2006. He also noted that his father had appealed the assessment to the BAA for both the 10/1/2006 revaluation date and the 10/1/2007 grant list at which the Board made time only a small decrease. He noted that properties with beach front around the corner from his property had the same C Factor of 4.0 on their properties and he indicated that it was his opinion that they were more valuable than his property. He requested that the Board again review the value.
- #14 Salvatore J Carpenteri - The owner did not appear to appeal the assessment at 1 Colton Road on a previous date but was rescheduled for this evening. Salvatore Carpenteri appeared before the BAA to appeal the value of the property known as 1 Colton Road. He noted that the property was irregular in shape and may have deed restrictions that required it to be sold with a parcel in Old Lyme. He noted that the property runs along Four Mile River. The Town has a FMV of \$27,400 and an assessment of \$19,180. He requested that the BAA lower the value to \$0. He also noted that he would offer the property to the Town. He has offered the property to the Town in the past but it declined the offer.

#26 John E. Nowicki appeared to appeal the property known as 15 Cove Street in Pine Grove. The Town has a FMV of \$311,200 and the appellant requested a FMV of \$169,000. The appeal was based on the purchase of the property on 8/4/2009 for \$132,000. He noted that the parcel of land was very tiny and only included 1,429 SF. He also noted that there was an increase of approximately \$70.00 on his land assessment when a very small area of land was transferred to the property from an adjoining property that was owned by the seller because it was found that some of the improvements at 32 High Street actually were the 15 Cove Street parcel. Mr. Nowicki provided copies of numerous properties in the area, the copy of the appraisal for the purchase of the property and a market analysis by a local realtor to support his value.

With the scheduled appointments completed, a motion was made by Joan Schwartz and seconded by Susan Graham to accept the minutes of the 3/3/2010 meeting minutes. The motion was passed 3-0 to accept the amended minutes. Holly Cheeseman abstained from voting on this issue.

The Board reviewed the appeals presented on 3/2/2010, 3/3/2010 and 3/4/2010 to have copies of field cards printed and prepared for them for field inspections. The appeals were also plotted on a map for the purpose of setting up a route to visit the properties on Saturday March 6, 2010. No decisions were made on any appeals.

A motion was made by Joan Schwartz and seconded by Susan Graham to adjourn the meeting at 8:47 PM. The motion passed 4-0.

Respectfully submitted,

Michael Bekech
Clerk to EL BAA 03/05/2010