

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 6, 2013

MEETING MINUTES

MEMBERS PRESENT:

PAUL DAGLE, CHAIRMAN
MICHAEL FOLEY
RALPH NAPIANY
JOAN SCHWARTZ

MEMBERS ABSENT:

SUE GRAHAM

The meeting was called to order at 6:02 p.m.

1) Lin, Ingrid Ying & Senjie Lin - Real Estate (List #9435)

Ingrid Lin is one of the owners at 3 Darrows Court. She feels this lot is over valued because it is smaller and sloped compared to others in her neighborhood. She asks that the Board members compare her lot value to the sites at 1 Darrows Ridge Road and 1 Darrows Court. She believes the market value of the lot to be \$110,000.

2) Kong Fangming & Liu Fang - Real Estate (List #8913)

Fangming Kong is one of the owners at 22 Plum Hill. They purchased the property in July of 2012 for \$460,000. He asks the Board to compare his property to 33 Plum Hill. He believes the market value to be \$460,000.

3) Bragaw, Lisa - Personal Property (List #43835)

Joe Bragaw appeared as the representative for the appellant. He is appealing the Assessor's estimated value of the business property located at Zen & Now Wellness Studio at 170 Flanders Road. The owner submitted an asset listing with her appeal application for the Board's review. Mr. Bragaw believes the assets to have an assessed value of \$22,612.

4) Donelin, Denise A. - Real Estate (List #9513)

Denise Donelin is the owner of 15 Freedom Way, unit #98. She purchased the property in November of 2006 and feels that the taxes are now too high

for a workforce unit. She believes, as a workforce unit, that the property has a market value of \$193,500.

5) Fagan, Eleanore – Personal Property (List # 43622)

Eleanore Fagan is the owner of Eleanore's Hair Salon. Ms. Fagan states that she did not receive the Declaration of Personal Property form from the Assessor's office and therefore is appealing the Assessor's estimated value of property associated with her business. She admits that she does own hairdressing tools and has no issue with the estimated amount for monthly supplies but maintains that all other property is rented. She requests the removal of any penalty and believes the value of her business property to be zero.

6) Smith, Joy – Personal Property (List # 40633)

Joy Smith is the owner of a travel trailer. The Board lowered her assessment last year based on the condition of the trailer. She requests that they lower it again this year to \$300.

7) Foley, Michael – Personal Property (List #43623)

Michael Foley is appealing the Assessor's estimated value of property on his business. He states that he now conducts all business at Ron's Gun Shop and that he has no remaining personal property. He asks the Board to reduce his assessment to zero.

8) Hand, Charles – Real Estate (List #3198)

Charles Hand is the owner of 18 Colton Road, the location of mini storage units. Mr. Hand did construct two additional buildings in 2011, which added 28 units. He has no issue with the Assessor's measurements of the units. In a previous conversation with a Vision Appraisal representative, he was told that as commercial property, income is part of the basis for value. He states that the taxes are too high on his property and believes the assessed value to be \$225,000.

9) Wharton, Robert A. III – Real Estate (List #7259)

Robert A. Wharton III is the owner of 82 East Shore Drive. He submitted for the Board a list of sales in East Lyme ranging from June 2012 through November 2012. Chairman Paul Dagle explained that the sales submitted for comparison need to be within the same timeframe of the Revaluation – October 2010 through September 2011. Mr. Wharton asked the Board to review his submissions and believes his market value to be \$503,995.

10) Nowicki, John – Real Estate (List #3706)

John Nowicki is the owner of 15 Cove Road. He appealed his land value last year and the Board changed the C factor on the property from 2.0 to 1.75. Mr. Nowicki requests a further reduction of the C factor and believes the property to have a market value of \$300,000.

11) Marshall, J. Murray & Nancy H. Trustees – Real Estate (List #4375)

Neil Passman presented the appeal on behalf of Nancy Marshall, one of the owners of 27 Saunders Drive. He asks the Board to review the values of neighboring properties, 25 Saunders Drive & 31 Saunders Drive. He believes the assessment of the property to be \$334,000.

12) Medley, Douglas D. & Gene – Real Estate (List #4620)

Douglas & Gene Medley are the owners of 304 Giants Neck Road. They submitted three appraisals on their property, dated January 2012, March 2012 and May 2012. Chairman Paul Dagle explained that the comparable sales used in the appraisals submitted need to be within the same timeframe of the Revaluation – October 2010 through September 2011. The Medleys asked the Board to reduce the market value to \$350,000.

Motion (1) Joan Schwartz moved to adjourn the meeting at 8:45 p.m.

Seconded by Ralph Napiany.

Motion passed 4-0

Respectfully submitted,

**Stephanie Kosoff
Recording Secretary**

