

TOWN OF EAST LYME  
BOARD OF ASSESSMENT APPEALS

MARCH 7, 2012

MEETING MINUTES

MEMBERS PRESENT:  
SUE GRAHAM, CHAIRWOMAN  
PAUL DAGLE  
MICHAEL FOLEY  
RALPH NAPIANY

FILED Mar 9, 2012  
AT 9:00 AM.

MEMBERS ABSENT:  
JOAN SCHWARTZ

J. O. Blais, ATC  
TOWN CLERK

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

The last scheduled appointment of the evening was moved to the beginning of the evening, due to a family emergency for the owner's representative.

11) Shyam-Ram LLC - Real Estate (List # 7884)

Barry Cunningham represents the owner of 5 King Arthur Drive, which does business as the Sleep Inn. He submitted an appraisal. They estimate the market value of the property to be \$2,012,000.00.

12) Chu Jasper & Wang Xiao Fang – Real Estate (List # 7735)

Xiao Fang Wang is one of the owners of 4 Jeremy Drive. They bought the property in July of 2010. They had an appraisal in 2011 and they believe the market value to be \$430,000.00. They have not done any work to the house since they bought it, and they bought it for \$428,000.00

13) Cihocki, George S. & Susan H – Real Estate (List # 2193)

George Cihocki is one of the owners of 24 Beckwith Street. He went to Vision Appraisal for an informal hearing and they raised his assessment. He does not know why they raised it. He believes that compared to the other houses on his street his assessment was not lowered enough. He also is right next to the biggest eyesore on the street. He believes the property should be assessed at \$127,000.00.

14) **Signs, Cameron & Shannon – Real Estate (List #3928)**

Mr. and Mrs. Signs own 16A Cedarbrook Lane. They bought the property in August of 2011 for \$348,500.00. It was appraised in June of 2011 for \$350,000.00. They believe the value of the property is \$350,000.00.

15) **Whited, Eric F. – Real Estate (List #6148)**

Mr. Whited owns 40 Center Street. He had an appraisal done and the value came out as \$190,000.00. He compared his property to 29 High Street, and to 32 Center Street. He believes the value of his property should be \$190,000.00.

16) **Sudal, Theodore J. Tr. – Real Estate (List #6738)**

Mr. Sudal owns 33 Crescent Avenue. Neither Mr. Sudal, nor a representative attended the meeting.

17) **New England Holdings, LLC – Real Estate  
(List #4185, List # 3764, List #5339, List #3768)**

Greg Vymola, a principal in New England Holdings, LLC owns 184 West Main Street, Unit D, Unit A, Unit G, and Unit I. There was a sale recently in the condo complex for \$62,500.00. The complex is mostly rented, and he believes that there is one unit that is owner occupied in the whole complex. FHA financing is not available to buyers of units in this complex. All of his units are two bedroom units. He believes the value of all of his units is \$62,500.00 per unit.

18) **Downar, Louis – Real Estate (List #1978)**

Mr. Downar is the owner of 31 Dean Road. He believes the c factor on his Orchard land should be lowered from .95 to .6. He compared his property to 291 Bride Brook Road. He believes his property is worth no more than \$150,000.00, with the value of his Orchard land being \$9700.00.

19) **Rocamora, Joanne M. – Real Estate (List #9220, and List # 7145)**

Gaeton Rocamora represented Mrs. Rocamora who owns 6 North Road, and 8 North Road. They bought both properties for \$299,000.00. They had an appraisal done on 8 North Road and the value came in at \$80,000.00. He believes 6 North Road is worth \$180,000.00. The house has no basement, and has two bedrooms. 8 North Road is a lot, with 6 North Road behind it.

20) Carr, William R. & Patricia E. – Real Estate (List #1068)

**\*\*This appointment had been scheduled for the previous night, but the applicant forgot to attend, so the Board agreed to hear him on this night.**

William Carr owns 23 Cherry Street. He does not think his dock should be taxed by the Town of East Lyme because it is not on Town of East Lyme land. The dock has been there since 1978. There has never been a house sold in Pine Grove for as much as the Town is appraising his house for. The summer homes in his neighborhood bring down the value of the year round homes. The CT Spiritualists own the land between his property and the water, and they also have a right of way next to his property. He believes that detracts from the market value of his home. He believes the value of his property should be \$422,500.00.

**Motion (1) Mr. Dagle moved to adjourn the meeting at 9:05 p.m.**

**Seconded by Ms. Graham.**

**Motion Passed 4-0.**

Respectfully Submitted,



Karen Miller Galbo  
Recording Secretary