

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 11TH, 2017

MEETING MINUTES

MEMBERS PRESENT:

MICHAEL FOLEY, CHAIRMAN
SUSAN GRAHAM
PATRICK HUGHES
MARY ANN SALVATORE
ANN THURLOW

FILED

Mar 15 2017 AT 9:15 AM/PM
(Clementine, AR)
EAST LYME TOWN CLERK

1. MARTIN & LINDA STEIN- 285 OLD BLACK POINT ROAD-ACCOUNT NUMBER 001851

Mr. Foley swore Mr. & Mrs. Stein in.

The Homeowners bought the house in 2013 for 1.4 million dollars. There have been 14 house sales since the last reval, and all 14 sold significantly under their valued amount. Their house is the only one that received a 5% increase; they don't have beachfront or water accesses like the other homes do. The Steins asked the Board to consider the multiplier being used for land value.

2. NANCY YARIO- 7 ORCHARD STREET- ACCOUNT NUMBER- 000570

Mr. Foley swore Ms. Yario in.

Ms. Yario explained that her budget is small and the renovation on the property is slow going. The house was assessed at \$144,000 and she feels that is too much since it is in really horrible condition. The house was advertised as a 3 bedroom but it's really a two bedroom. The third "bedroom" is L shaped- probably once an enclosed porch and cannot be used as a bedroom.

3. JOHN CELLINO- 60 EAST SHORE DRIVE- ACCOUNT NUMBER-006354

Mr. Foley swore Mr. Cellino in.

Mr. Cellino said his neighbor has a larger home and 90% larger lot yet his assessment is only 5% more than his. He said the math does not make sense to him and he would like the Board to take a look at it.

4. DUAN SHEQUAN & YONG HONG CHEN- ACCOUNT NUMBER- 008920

Mr. Foley swore Mr. Shequan in.

The homeowner explained that the value of his house is below the purchase price yet his taxes will probably increase. The Assessor told him the land code changed, and Vision told him his property is overvalued. The numbers don't seem to be correct so he would like the Board to review this matter.

5. WILLIAM DONOVAN- 13 GADA STREET- ACCOUNT 001944

Mr. Foley swore Mr. Donovan in.

The Homeowner said he wanted to make sure his assessment is correct. He had Buckley Appraisals do one for him in August and they valued the property at \$120,000. Mr. Donovan said he will be making a decision about whether or not he will abolish the home soon; it's in poor condition and has no heat. Ms. Salvatore said it looks like there was some adjustment due to the flooding and furnace going. Mr. Foley said they would consider the appraisal but what's paramount, is whether the assessment is consistent with his neighbors.

I. DELIBERATIONS FOR 3/6/17 APPEALS

1. RONALD GIELEGHEM- 20 RIVERHEAD LANE- ACCOUNT NUMBER- 008293

The Board discussed the property.

Ms. Graham motioned that the Board has no grounds to take action.
Ms. Salvatore seconded the motion.

Vote: 5-0-0. Motion carried.

2. WILLIAM & PATRICIA CARR- 23 CHERRY STREET- ACCOUNT NUMBER- 001068

The Board discussed the property. The property has already been reduced 10% since the docks in front of their house belong to the Spiritualist Camp. The Board discussed water view verses waterfront as the affect on assessments.

Mr. Hughes motioned to take no action.
Ms. Graham seconded the motion.
Vote: 5-0-0. Motion carried.

3. PAUL MOCK-2009 HYUNDAI SONATA- ACCOUNT NUMBER- 901795

The Board discussed the car. The car has 259,000 miles on it and the owner has asked for a \$1,500 reduction.

Ms. Graham motioned to reduce the appraised value of the car by \$1,500.
Ms. Salvatore seconded the motion.

Vote: 5-0-0. Motion carried.

4. DONALD BOWERS- 25 SAUNDERS DRIVE- ACCOUNT NUMBER- 000660

The Board discussed the property.

Ms. Salvatore motioned that the Board has no grounds to take action.
Ms. Thurlow seconded the motion.

Vote: 5-0-0. Motion carried.

5. CAROL NEWMAN ET AL- 31 WELLS STREET- ACCOUNT NUMBER- 002160

The applicant did not appear at her scheduled hearing.

6. LISA PATTEN LESPERANCE- 2 BOND STREET- ACCOUNT NUMBER- 005297

The Applicant withdrew her Appeal prior to her scheduled hearing.

7. WILLIAM PASSERO- 12 YORK AVENUE- ACCOUNT NUMBER- 002659

The Board discussed the property.

Mr. Hughes motioned to change the adjustment to 0.95 and referenced the Land line evaluation section of the field card.

Ms. Thurlow seconded the motion.

Vote: 5-0-0. Motion carried.

8. WEIMAN QIAN- 94 ARBOR CROSSING- ACCOUNT NUMBER- 009043

The Board discussed the property.

Mr. Hughes motioned that the Board has no grounds to take action.

Ms. Graham seconded the motion.

Vote: 5-0-0. Motion carried.

9. THOMAS HERLIHY- 55 SOUTH EDGEWOOD ROAD- ACCOUNT NUMBER- 003083

The applicant did not appear at her scheduled hearing.

10. EVON MUSCHINSKY- 72 WALNUT HILL ROAD- ACCOUNT NUMBER- 005274

The Board discussed the property which is in bad shape.

Ms. Graham motioned to change the field card value of the house from "average" to "fair."

Mr. Hughes seconded the motion.

Vote: 5-0-0. Motion carried.

II. DELIBERATIONS FOR 3/7/17 APPEALS

1. MILVA SABBADINI- 171 PENNSYLVANIA AVENUE- ACCOUNT NUMBER- 006362

The Board discussed the property noting that no comparables were offered by the Applicant. The Applicant has also already had an adjustment based on the gas station.

Ms. Salvatore motioned that the Board has no grounds to take action.

Mr. Hughes seconded the motion.

Vote: 5-0-0. Motion carried.

2. LEDGE LIGHT CAPITAL LLC- 36 INDUSTRIAL PARK ROAD- ACCOUNT NUMBER- 0070053

The Board discussed the property.

The Board decided to table this item along with all other commercial property appeals until they can speak to VISION. The Board needs clarification as to why all the commercial property assessments have jumped so high since the last reval.

Ms. Thurlow left the meeting at 11:33 p.m.

3. HEATHER JO PURCELL- 4 CLARKS LANE- ACCOUNT NUMBER 009345 &

4. RAYMOND HALL- 3 MARJORIES WAY- ACCOUNT NUMBER- 009332

The Commission discussed these two Clark's Hollows home; the assessment increased based on two sales last year.

Ms. Graham motioned that the Board has no grounds to take action on the Purcell property.

Mr. Hughes seconded the motion.

Vote: 4-0-0. Motion carried.

Ms. Graham motioned that the Board has no grounds to take action on the Halls property.

Mr. Hughes seconded the motion.

Vote: 4-0-0. Motion carried.

5. JAMES WALSH- 33 SCOTT ROAD- ACCOUNT NUMBER- 006163

The Board discussed the poor condition of the house noting that it is already listed as "fair" on the field card.

Mr. Hughes motioned that the Board has no grounds to take action.

Ms. Salvatore seconded the motion.

Vote: 4-0-0. Motion carried.

Respectfully Submitted,

Brooke Stevens
Recording Secretary