

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 15, 2017

MEETING MINUTES

MEMBERS PRESENT:

Michael Foley
Mary Ann Salvatore
Anne Thurlow

MEMBERS ABSENT:

Patrick Hughes
Susan Graham

FILED

Mar 20 2017 AT 9:40 AM/PM
Caen Galbo, ATZ
EAST LYME TOWN CLERK

STEPHEN MASSAD – 7 WHITING FARMS LANE – ACCOUNT NUMBER 009451
JOSEPH ARCARESE – 5 WHITING FARMS LANE – ACCOUNT NUMBER 009450

Mr. Foley swore Mr. Massad and Mr. Arcarese in.

Mr. Massad stated the properties are appraised too high. They were built differently than the other units in the complex. They were built by a different developer. Properties are not selling there. There is a dispute with the homeowners association. They have no street lights, there are no services. There are 25 units total. These two units are bigger units, but that doesn't mean they are worth more. These do not have the open concept of the other units.

Mr. Arcarese stated that appraised value is based on comps, and if so, then none of the units are near the value being given by the Town.

There was a discussion with Steve Ferreira of Vision regarding the revaluation and Mr. Ferreira clarified certain items on the Street Cards for the Board.

CAROL NEWMAN – 31 WELLS STREET – ACCOUNT NUMBER 002160

Mr. Foley swore in Carol Newman.

Ms. Newman stated her appraisal is too high. She had her own appraisal done and it came in at \$525,000. She has been trying to sell the property and it was last listed at \$470,000. They are near the National Guard property and they are not part of the Pine Grove Association. The property is not selling.

PAMELA DHILLON – TOYOTA HIGHLANDER

Mr. Foley swore in Pamela Dhillon.

Ms. Dhillon stated she bought the vehicle new. It was involved in an accident and had \$6,500.00 worth of damage. She asked that the appraised value be changed to \$30,000.00.

DELIBERATIONS:

GARNICAS – 158 FLANDERS ROAD – ACCOUNT NUMBER 004663

Motion (1) Mary Ann Salvatore moved to take no action.

Seconded by Anne Thurlow.

Motion Passed 3-0.

JOSEPH DEBELLA – 114 SPRING GLEN ROAD – ACCOUNT NUMBER 007512

Motion (2) Mary Ann Salvatore moved to take no action.

Seconded by Anne Thurlow.

Motion Passed 3-0.

DANIEL AND SALLY WADE – 392 BOSTON POST ROAD – ACCOUNT NUMBER 007271

Motion (3) Mary Ann Salvatore moved to take no action, because it is not the Board of Assessment Appeals purview to determine habitability of the property.

Seconded by Anne Thurlow.

Motion Passed 3-0.

MATVEY SOKOLOVSKY – PERSONAL PROPERTY ACCOUNT NUMBER 044229

Motion (4) Anne Thurlow moved to reduce the value of each vehicle to \$50.00.

Seconded by Mary Ann Salvatore.

Motion Passed 3-0.

JAMES AND SHARYN RIVES – 7 WILLIAMS WAY – ACCOUNT NUMBER 009350

Motion (5) Anne Thurlow moved to take no action as the property is consistent with like properties.

Seconded by Mary Ann Salvatore.

Motion Passed 3-0.

PATRICIA HANSEN – 11 CHERRY STREET – ACCOUNT NUMBER 004778

Motion (6) Michael Foley moved to take no action.

Seconded by Mary Ann Salvatore.

Motion Passed 3-0.

JOSEPH ARCARESE – 5 WHITING FARMS LANE – ACCOUNT NUMBER 009450

STEPHEN MASSAD – 7 WHITING FARMS LANE – ACCOUNT NUMBER 009451

Motion (7) Mary Ann Salvatore moved to create a new unit type code to differentiate these units from others in the Association and reduce the appraised value by 15%.

Seconded by Anne Thurlow.

Motion Passed 3-0.

PAMELA DHILLON – TOYOTA HIGHLANDER

Motion (8) Mary Ann Salvatore moved to take no action as the appraisal is consistent with like vehicles.

Seconded by Anne Thurlow.

Motion Passed 3-0.

CAROL NEWMAN – 31 WELLS STREET

Motion (9) Mary Ann Salvatore moved to reduce the C Factor to 3.8.

Seconded by Anne Thurlow.

Motion Passed 3-0.

Respectfully Submitted,



**Karen Miller Galbo
Recording Secretary**