

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 6, 2017

MEETING MINUTES

MEMBERS PRESENT:

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

FILED

Mar 7 20*17* AT *8:15* AM/PM
Karen W. Gulem, Jr.
EAST LYME TOWN CLERK

1. RONALD GIELEGHEM – 20 RIVERHEAD LANE – ACCOUNT NUMBER: 008293

Mr. Foley swore Mr. Gieleghem in.

Mr. Gieleghem stated they bought the property assuming it was waterfront and that they would have full use of the property. They bought it for \$579,000. The title search company said there was no easement across the property and the previous owner also said there were no easements. However, there is an easement on the property. The house is on a hill up steep from the water. The easement allows the neighbor full access to go across the property. Also, there is a small encroachment on a corner of the property from the neighbors shed. They had plans to put a gazebo, patio and a shed down by the water. He believes the value is \$479,000.

2. WILLIAM CARR – 23 CHERRY STREET – ACCOUNT NUMBER 001068

Mr. Foley swore Mr. Carr in.

Mr. Carr stated his is a unique property. The house is 115 years old. 50% of the house is still in that state. There is approximately 500 square feet of newer home. There is a right of way next to the property, in front of his home is beach owned by the Connecticut Spiritualists. His property is not waterfront. The neighbor across from him has the same view and is paying a fraction of what he pays. There is a garage across the street that is an eye sore. A block away from him are houses that are abandoned. There has never been a sale in Pine Grove for the amount that his property is appraised at. 1 Cherry Street only pays \$1500.00 more and is only 25 years old, has a bigger lot, and bigger home. His home is not the nicest home in Pine Grove. He believes his home is worth \$450,000 to \$500,000.

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

Mr. Foley swore Mr. Mock in.

Mr. Mock said the car has 259,000 miles on it. He thinks it is worth \$4110.00.

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

Mr. Foley swore Mr. Bowers in.

Mr. Bowers stated he feels that his property should be appraised at \$496,600.

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

The applicant did not appear.

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

This appeal was withdrawn by the applicant.

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

Mr. Foley swore Mr. Passero in.

Mr. Passero stated he refinanced his home in October. The appraisal he received was considerably lower than the town's. He is in back of the American Legion. They often have functions, they are great neighbors. He showed the Board pictures of his neighboring properties.

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

Mr. Foley swore Mr. Qian in.

Mr. Qian stated they purchased the property for \$520,000. His home does not have the upgrades of a lot of the house in the Orchards. His is very plain. He stated the bathrooms are not upgraded and the basement is not finished.

9. THOMAS HERLIHY – 55 S. EDGEWOOD ROAD – ACCOUNT NUMBER 003083

Mr. Herlihy did not appear.

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

Mr. Foley swore Mr. Muschinsky in.

Mr. Muschinsky purchased the home at short sale. He did renovations to the second floor, then he refinances. He had an appraisal at the end of August and it came back at \$205,000. The Town has him appraised at \$240,000. The land is all swamp and ledge, the kitchen is old, it also needs a new heating system and well.

The meeting was adjourned at 8:35.

Respectfully Submitted,

Karen Miller Galbo
Recording Secretary