

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 8, 2017

MEETING MINUTES

MEMBERS PRESENT:

**MICHAEL FOLEY, CHAIRMAN
MARY ANN SALVATORE
SUSAN GRAHAM
ANNE THURLOW**

FILED

Mar 13 2017 AT 8:00 AM/PM
(Caren Galbo, ATC)
EAST LYME TOWN CLERK

MEMBERS ABSENT:

PATRICK HUGHES

MARY JEAN DUNN – 15 COVE HILL ROAD – ACCOUNT NUMBER 003078

Ms. Graham recused herself for this item.

Mr. Foley swore in Mary Jean Dunn and her financial planner.

The appellants stated that they are confused as to why there were two assessments done. There are comparable homes in similar neighborhoods such as Bishops Bay (went down 14%) and Ledge Road (went down 15%), and her home went up 8%. They got a value on Zestimate of \$660,965. They think the appraised value should be \$652,778. They stated the square footage cost of waterfront home is less than her home. She stated it is a private road and they have no snowplowing, and they have to pitch in to repair the road themselves.

LYMES ASSOCIATES – 22 COLTON ROAD – ACCOUNT NUMBER 004188

Mr. Foley swore in Norm Peck. Attorney Gene Cushman was also there to represent the appellant.

The property is the Lyme Shores Racquet Club. It is 38 years old; the building has a life span of 40 years. The roof and foundation are leaking. The assessment was raised 44% on the building. They have no problem with the land assessment, but the building is high. They provided 3 comparable properties throughout Connecticut.

Mr. Foley advised the appellants that the Town already reduced the assessment from the values they were stating.

The appellants were not aware that Vision had made a change, but they still felt the new value was too high.

JOSEPH DEBELLA – 114 SPRING GLEN ROAD – ACCOUNT NUMBER 007512

Mr. Foley swore in Mr. Debella.

Mr. Debella stated he bought the property in December of 2015. The appraised value is way above what he paid. He has a good idea what property is going for in Giants Neck. He paid \$69,000 for it. He compared it to 55 Laurelwood Drive and 65 South Edgewood. He thinks the Town has him appraised about \$30,000 above what it is worth.

WILSON GARNICAS– 158 FLANDERS ROAD – ACCOUNT NUMBER 004663

Mr. Foley swore in Mr. Garnicas.

Mr. Garnicas stated he had an appraisal done and found that most properties similar to his are between \$175,000 to \$200,000, but they are mostly three bedrooms, and his is a 2 bedroom home. It was built in 1959, has an unfinished basement, the original kitchen, and a swamp.

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

Mr. Foley swore in Mr. and Mrs. Wade.

They stated the property is inhabitable; they have not lived in it since October of 2013. They are currently involved in a lawsuit in Federal Court against their neighbor for contamination of the property. They reported it to Ledge Light. They asked Joe Smith to come out and he wouldn't enter the property. They do not have anything in writing saying they can't live there. Kim at Ledge Light had symptoms when she went out to the property. They have had the air, water and soil sampled. The neighbor erected a fence, hung wood chimes and dolls, slammed doors, and was arrested 1 time. They can't rent the house because it is contaminated. They think the value of the home should be \$25,000.

MATVEY SOKOLOVSKY – PERSONAL PROPERTY ACCOUNT NUMBER 902423

Mr. Foley swore in Mr. Sokolovsky.

Mr. Sokolovsky stated he has a Honda Civic and a Toyota Previa. There was an issue with his neighbor. The cars are both parts cars. He has walked his neighborhood and seen other old cars, he checked the tax rolls to see if they get tax bills and he couldn't find any. He thinks the value of the vehicles should be \$50.00.

JAMES & SHARON RIVES – 7 WILLIAMS WAY – ACCOUNT NUMBER 009350

Mr. Foley swore in Mr. and Mrs. Rives.

They bought the property for \$233,500. It is a Haddam model. It is 1840 square feet. Recently the same type of model sold in November for \$245,000. 10 Clarks Lane sold August 2nd for \$330,195 and that has a three season room and high end upgrades. 2 Marjories Way is on the market for \$299,000. 9 Clarks Lane is on the market for \$354,900.

GPF FLANDERS PLAZA – 9 CHESTERFIELD ROAD – ACCOUNT NUMBER 1858

Attorney David Gussak was present to represent the appellant. They think the value should be \$2,853,000. He submitted comparable properties.

GPF FLANDERS PLAZA – 15 CHESTERFIELD ROAD – ACCOUNT NUMBER 1859

Attorney David Gussak was present to represent the appellant. They think the value should be \$3,332,000. He submitted comparable properties.

**THREE BELLES, LLC – 119 OSWEGATCHIE HILLS ROAD – ACCOUNT NUMBER 358
OSWEGATCHIE HILLS ROAD – ACCOUNT NUMBER 360**

Attorney David Gussak was present to represent the appellant. They think the value of 119 Oswegatchie Hills Road should be \$1,785,000. They think the value of Oswegatchie Hills Road (Account 360) should be \$52,100. He submitted the Income and Expense sheet, income approach calculations and 2 comparable properties.

EMBALMERS SUPPLY – 5 COLTON ROAD - ACCOUNT NUMBER 3720

Attorney David Gussak was present to represent the appellant. They think the value should be \$604,300. He used comparable properties of 13 Colton Road and 36 Industrial Drive.

**RING'S END - 28 HOPE STREET – ACCOUNT NUMBER 007044
MAIN STREET – ACCOUNT NUMBER 008766
HOPE STREET – ACCOUNT NUMBER 007669**

Attorney David Gussak was present to represent the appellant. They think the value of 28 Hope Street should be \$1,700,000. They think the value of Main Street should be \$25,000. They think the value of Hope Street (Account Number 007669) should be \$25,000. He submitted comparable properties of 8 Colton Road and 36 Industrial Park Road.

LATIMER BROOK COMMONS – 339 FLANDERS ROAD – ACCOUNT NUMBER 007316

Attorney David Gussak was present to represent the appellant. They think the value of the property should be \$3,400,000.

Respectfully Submitted,



Karen Miller Galbo
Recording Secretary