

Town of East Lyme
Board of Assessment Appeals
March 5, 2018
Meeting Minutes

Members Present:

Mike Foley
Patrick Hughes
Susan Graham
Anthony Attanasio

Members Absent:

William Mather

FILED

Mar 8 2018 AT 3:50 AM/PM
William Mather
EAST LYME TOWN CLERK

Mr. Foley called the Board of Assessment Appeals Meeting to order at 6 p.m. The Board took care of a small housekeeping item and scheduled the Motor Vehicle Hearings for September 8th, 2018 from 9 a.m. to 12 p.m. The Hearings will be first come, first serve with a set time limit of ten minutes for each vehicle.

I. Appeals-

- 1) **Deneen L & Stephen C Janty- 123 S Edgewood Road- Account # 5019**
- 2) **Deneen L & Stephen C Janty- 121 S Edgewood Road- Account # 5020**

Mr. Foley swore in Mr. and Mrs. Janty.

Mr. and Mrs. Janty explained that both lots are the same and were each purchased for \$50,000. Each lot has been appraised at \$60,000 as opposed to the current \$100,000 by the Town, which bears no relation to the market.

- 3) **Paulette & Paul Meijer- 97 W Main Street, Apt. 60- Account # 510384 MV**

Mr. Foley swore in Mr. and Mrs. Meijer.

Mr. and Mrs. Meijer said they are here about their 2011 Ford E450 which serves as a mobile yarn boutique. The vehicle was purchased for \$1500 and the mileage at that time was 301,000; they don't understand where the \$13,000 value comes from when it's a rebuilt salvage vehicle. The Board explained rulings for motor vehicles do not stick, and it is necessary to come back every year.

II. Deliberations-

3) Paulette & Paul Meijer- 97 W Main Street, Apt. 60- Account # 510384 MV

Mr. Foley moved to adjust the assessment of the salvage vehicle to \$1500.

Mr. Hughes seconded the motion. Motion carried, 4-0-0.

1) Deneen L & Stephen C Janty- 123 S Edgewood Road- Account # 5019

Mr. Hughes moved to adjust the appraised value to \$75,000.

Ms. Graham seconded the motion. Motion carried, 4-0-0.

2) Deneen L & Stephen C Janty- 121 S Edgewood Road- Account # 5020

Ms. Graham motioned to adjust the assessment from \$100,000 to \$75,000, to better reflect market value.

Mr. Hughes seconded the motion. Motion carried, 4-0-0.

III. Appeals Continued-

4) Cynthia N. Johnson Et Al- 27 Attawan Avenue- Account #5025

Mr. Foley swore in Ms. Johnson and her daughter, Kimberly Brisson.

The Appellants explained their present appraisal is \$538,300 and the Board observed the lion share of that is in the land value. Ms. Johnson noted the vacant lot next door was finally built on after 40+ years, and the previous hedge that separated the two properties has been replaced with a 6 foot fence on top of a rock wall. The view from the kitchen and side porch is now almost completely obscured. Mr. Foley said he thinks this appeal requires a site visit.

5) John & Judith Faniola- 185 Boston Post Road- Account #2183

6) Eastern Shore Enterprises- 130 Boston Post Road- Account #2084

Attorney Mike Sheehan was present to represent the Appellant. He explained that both properties are low income; they're questioning the assessment done during the reval and the methodology Vision used. If the calculations were based on income, the fact these are low income properties makes a big difference.

Mr. Foley explained they could facilitate investigating this issue with the Assessor, but that when they sat down to deliberate they usually opt out and don't rule on commercial property over one million dollars.

7) Bhagia Laxmi LLC- 265 Flanders Road- Account #40514

Mr. Foley swore Syed Naqvi, the owner of the Niantic Motel, in.

The Appellant explained he has had some serious health problems and been in and out of the hospital, which is why the declaration form was submitted a day late. He said the tax bill has been paid- that he has always been paid on time and it was only the form, this one time which was late. He noted the 25% penalty adds \$17,000 to the assessment.

8) William & Diane Stevens- 25 Whiting Farms Lane- Account #9458

Mr. Foley swore Mr. and Mrs. Stevens in.

The Stevens' explained they bought the property in June and the appraisal was \$30,000 less than the assessment. Mr. Foley said although the appraisal was done subsequent to the October 1st, 2016 date, they're not that concerned with market value since it is always in flux. He said they would look at their neighbors to see if they had the same jump in assessment after the last reval.

The Board of Assessment Appeals meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Brooke Stevens, Recording Secretary