

Town of East Lyme
Board of Assessment Appeals
March 6, 2018
Meeting Minutes

Members Present:

Mike Foley
Patrick Hughes
Susan Graham
Anthony Attanasio
William Mather

FILED

Mar 8 2018 AT 3:52 AM/PM
William Mather
EAST LYME TOWN CLERK

Mr. Foley called the Board of Assessment Appeals Meeting to order at 6 p.m.

I. Deliberations-

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

Several of the members were able to visit the site and noted the fence is not as bad as they originally thought; the Appellant speaking with the neighbor is a more appropriate starting point.

Mr. Foley moved to take no action since there are no grounds for an adjustment.

Ms. Graham seconded the motion. Motion carried, 4-0-1.

Mr. Mather abstained from the vote due to his absence from the March 5, 2018 meeting.

II. Appeals

9) Julian & Allison Vitali- 11 Rocco Drive- Account #9118

Mr. Foley swore Mr. and Mrs. Vitali in. The Vitali's detailed how they the undeveloped lot in 2014 and it was appraised at \$213,800; when the reval was done it increased by 8%, when they actually think it should have decreased. The Appellant's explained the buildable area is minimal- only 1/3 of the 4 acres is usable, and unsuitable for a septic system. The other 4 lots available remained unsold till this December when they sold for \$120,000 all together.

III. Deliberations Continued-

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

Mr. Hughes moved to take no action and ask the Assessor to take this topic up with the Appellant's Council.

Mr. Attanasio seconded the motion. Motion carried, 3-0-2.

Ms. Graham abstained from the vote.

Mr. Mather abstained from the vote due to his absence from the March 5, 2018 meeting.

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

Mr. Hughes moved to take no action and ask the Assessor to take this topic up with the Appellant's Council.

Mr. Attanasio seconded the motion. Motion carried, 3-0-2.

Ms. Graham abstained from the vote.

Mr. Mather abstained from the vote due to his absence from the March 5, 2018 meeting.

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

The Board discussed the \$17,000 penalty added to the assessment, and the submittal of the declaration one day late.

Mr. Hughes motioned to waive the \$17,000 penalty added to the assessment.

Ms. Graham seconded the motion.

Mr. Attanasio noted page 24 of the National Association of Assessors Handbook which says penalties may not be waived.

Motion carried, 3-1-1.

Mr. Attanasio voted against the motion.

Mr. Mather abstained from the vote due to his absence from the March 5, 2018 meeting.

*****Please see Minutes of March 6, 2018 meeting: this appeal was reopened and the decision was reversed.*****

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

The Board discussed how the comparable condominiums are consistent with the assessment of the Appellant's.

Mr. Hughes moved to take no action.

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

Mr. Mather abstained from the vote due to his absence from the March 5, 2018 meeting.

9) Julian & Allison Vitali- 11 Rocco Drive- Account #9118

Mr. Foley noted the comparable empty lots are all out of line with the market, but are consistent with each other and suggested splitting the difference; the Town appraises the lot at \$230,000 and the Appellent appraises it at \$155,000.

Mr. Attanasio motioned to reduce the appraised value to \$190,000.

Mr. Hughes seconded the motion. Motion carried, 5-0-0.

IV. Appeals Continued-

10) Margarita Giraldo- 123 Meadowgate Street- Account #44302 MV

The Appellant was not in attendance.

11) Niantic Service Station- 188 Pennsylvania Avenue- Account #40699

Mr. Foley swore Dan Trakas of Niantic Service Station in. Mr. Trakas explained he had a personal property audit in the spring; the auditor chose to complete the audit with industry standard figures and asked for no documentation from them, which resulted in tripling the assessed value. Mr. Trakas gave detailed examples such as the auditor using the figure of \$300,000 for a \$95,000 fuel tank installation.

V. Deliberations Continued-

11) Niantic Service Station- 188 Pennsylvania Avenue- Account #40699

Mr. Hughes moved to approve this appeal application as submitted.

Ms. Graham seconded the motion. Motion carried, 5-0-0.

VI. Appeals Continued-

12) Grant Livingston- 14 Mohawk Drive- Account #509147 MV

Mr. Foley swore in Mr. Livingston. Mr. Livingston explained he has a 2004 Chevy Pickup with 240,000 miles; there is a large amount of rust on the sides, underneath, and in overall poor condition.

VII. Assessor Corrections-

The Assessor presented her corrections to the Board, which they reviewed (attached.)

Mr. Hughes moved to accept the Assessor corrections as submitted.

Mr. Mather seconded the motion. Motion carried, 5-0-0.

VIII. Appeals Continued-

13) William Groth- 8 Sylvan Glen- Account #2613

Mr. Foley swore Mr. Groth in. Mr. Groth explained he is a piano teacher and he neglected to file his declaration last year, so he was assessed at the piano's original value of \$3,500. The assessment is around \$1835 too much and should actually be \$1665. Mr. Foley said nothing can be done regarding the penalty if they lower the assessment, but if the declaration is submitted on time next year it will decrease further.

IX. Deliberations Continued-

13) William Groth- 8 Sylvan Glen- Account #2613

Mr. Hughes moved to reduce the value of Mr. Groth's personal property to \$1665.

Mr. Attanasio seconded the motion. Motion carried, 5-0-0.

X. Appeals Continued-

14) Kathleen Amanti- 9 Summit Avenue- Account #2613

Mr. Foley swore Ms. Amanti in. Ms. Amanti explained her property has been assessed by the Town at \$258,000 and she bought it for \$250,000 on January 8th, 2018. She added that it needs lots of TLC and she is not currently able to live there. Mr. Foley observed the lionshare of the value is the land and not the house. Mr. Foley said they would take a look at the houses on each side of her for comparison, as well as drive by the property to take a look; it will be useful to see the water access for each house in case the c factor can be adjusted.

XI. Deliberations Continued-

12) Grant Livingston- 14 Mohawk Drive- Account #509147 MV

Mr. Hughes consulted the Natural Automobile Association Appraisal Guide.

Mr. Hughes moved to reduce the value to \$2,225 based on the NADA guide.

Ms. Graham seconded the motion. Motion carried, 5-0-0.

The Board of Assessment Appeals meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Brooke Stevens, Recording Secretary