

Town of East Lyme
Board of Assessment Appeals
March 5th, 2019
Meeting Minutes

Members Present:

Mike Foley
William Mather
Anthony Attanasio
Susan Graham

FILED IN EAST LYME
CONNECTICUT
Mar 12 20 19 AT 9:13 AM/PM
Brande Rowe ATE
EAST LYME TOWN CLERK

Absent:

Patrick Hughes

Substitute Chair Mr. Foley called the Board of Assessment Appeals Meeting to order at 6:05 p.m.

I. Appeals-

1) Alan Mandeville- 12 Seebeck Road

Mr. Foley swore Mr. Mandeville in. Mr. Mandeville said he had a certified appraisal done by Buckley Appraisal Services and due to the dimensions of the property he would actually need 1,200 feet of driveway in order to build a house; there's lots of rocks and shrubbery and the former owner actually lowered the asking price because of this. Mr. Foley clarified that the Board doesn't focus on sale values.

Mr. Mandeville said the property next door to him is 20 acres and half the assessment that his is and Mr. Foley responded that undeveloped lots are tough because land is always valued more. He said he will ask the Assessor to pull the tax card for the adjoining lot as well as the 20 acre parcel that neighbors him.

II. Assessor Corrections-

Mr. Foley directed the Board to the Assessor additions and corrections in their Member's Packet-

1. List #000305- Village Crossing- adjust land line from 12.02 to 11.46 to remove land associated with 6 new units.
2. List #005089- 83 Walnut Hill Road- adjust assessment to reflect the recent inspection of the property.
3. List #5186- 7 N Beechwood Road- correct data entry error on land line and update the field card to reflect changes due to an inspection.
4. Three businesses have gone defunct:

- List #40028 Bennett, Anita DBA Ames Business Center has terminated her business.
- List #43961 Bottino, Ronald DBA Triple T. Technology has terminated his business.
- List #43895 Gelco Corp has terminated their business.

MOTION (1)

Mr. Foley moved to approve the Assessor's clerical corrections as presented.

Ms. Graham seconded the motion.

Motion carried, 4-0-0.

III. Deliberations-

6) Craig & Kim Thibeau- 12 North Bridebrook Road- List #2946

(continued from March 4th, 2019.)

The Board discussed the 12 North Bridebrook Road property and Mr. Attanasio observed that it's strange that he paid more than what the property was assessed at.

MOTION (2)

Ms. Graham moved to take no action.

Mr. Attanasio seconded the motion.

Motion carried, 4-0-0.

1) Alan Mandeville- 12 Seebeck Road

The Board reviewed the street cards for the surrounding properties and noted the 20 acre property is assessed low due to the rolling and swampy topography and in the case of the other neighboring lot with a house, the land is essentially valued the same. Mr. Foley said the lot is buildable and what he saved on the purchase of the lot, he will put into the driveway. He noted the Applicant is making a market value argument but the property is assessed the same as next door. The Board discussed the C factor.

MOTION (3)

Ms. Graham moved to drop the C factor to .75.

Mr. Mather seconded the motion.

Motion carried, 4-0-0.

MOTION (4)

Mr. Attanasio moved to adjourn the Board of Assessment Appeals meeting at 7:04 p.m.

Ms. Graham seconded the motion.

Respectfully Submitted,
Brooke Stevens,
Recording Secretary