

**Town of East Lyme  
Board of Assessment Appeals  
September 14th, 2019  
Meeting Minutes**

**Members Present:**

Patrick Hughes, Chair  
Mike Bekech  
Anthony Attanasio

FILED

**Members Absent:**

William Mather  
Susan Graham

Sept 17 2019 AT 8:10 AM/PM  
Clara M. Hall  
EAST LYME TOWN CLERK

Mr. Hughes called the Board of Assessment Appeals to order at 9:01 a.m.

**I. Appeals-**

**1) Joseph Woychowski- 333 Boston Post Road- List #517030**

Mr. Hughes swore in Mr. Woychowski.

Mr. Woychowski said he has a 2000 Volkswagen Passat and was here last year for this vehicle as well. He is asking for a reduction in assessed value due to the high mileage. Mr. Bekech asked if the mileage has increased much since last year and Mr. Woychowski said no.

The Board went to view the vehicle.

**2) Amat Sadrana- 339 Flanders Road #202- List #513501**

Mr. Hughes swore in Mr. Sadrana.

Mr. Sadrana said he has a 2014 Honda Accord and is requesting a reduction in assessed value due to high mileage. He noted the light is on- an indicated the O2 sensor had to be replaced but the light remained on even after that was replaced. Mr. Bekech noted the 178,400 mileage listed and asked what the mileage was last October and Mr. Sadrana said around 140,000; he puts around 38,000 miles on it each year.

The Board went to view the vehicle.

**3) Robert McKeon- 87 Flanders Road- No List # Provided**

Mr. Hughes swore in Mr. McKeon.

Mr. McKeon said he has a 1986 Chevrolet Truck and that for 4 years he received no tax bill and the tax office told him it had no value and he received a bill for \$38.00, the following year a bill for \$100.00 and so forth; the truck is only used for hauling and he's confused because the value keeps going up. Mr. Bekech recommended he get the antique plates in the future to avoid this issue.

The Board went to view the vehicle.

**II. Deliberations-**

**3. Robert McKeon- 87 Flanders Road- No List # Provided**

The Board discussed the high mileage of the vehicle and Mr. Attanasio reviewed the NADA mileage table.

**MOTION (1)**

**Mr. Attanasio moved to adjust the appraised value from \$5,000 to \$1,650.**

**Mr. Bekech seconded the motion.**

**Motion carried 3-0-0.**

**III. Appeals Continued-**

**4) Erica Correia- 15 Hathaway Road- No List # Provided**

Mr. Hughes swore in Ms. Correia.

Ms. Correia said she has a 2015 Volvo with high mileage- 144,000 and that the vehicle has been in a couple of accidents as well. Mr. Bekech asked about the mileage last October and she explained that she drives 1,000 miles a month, so 130,000.

The Board went to view the vehicle.

Ms. Correia said the car is currently assessed at \$12,510 and she thinks the estimated value is \$10,000. She added that the check engine light is on.

**IV. Deliberations Continued-**

**4. Erica Correia- 15 Hathaway Road- No List # Provided**

The Board discussed the vehicle and noted it's a 2 wheel drive not all wheel drive and that this is where the assessment is incorrect.

**MOTION (2)**

**Mr. Attanasio moved to lower the assessment to \$10,000.**

**Mr. Bekech seconded the motion.**  
**Motion carried 3-0-0.**

**2. Amat Sadrana- 339 Flanders Road #202- List #513501**

The Board discussed the vehicle.

**MOTION (3)**

**Mr. Bekech moved to lower the assessment to \$8,100 based on the overall condition of the car as well as the NADA Guide.**

**Mr. Attanasio seconded the motion.**  
**Motion carried 3-0-0.**

**1. Joseph Woychowski- 333 Boston Post Road- List #517030**

The Board discussed how the 2000 Passat was previously assessed at \$1,850 and lowered to \$450 based on the mileage and overall poor condition.

**MOTION (4)**

**Mr. Attanasio moved to keep the assessed value at \$450 based on the mileage and overall condition of the car.**

**Mr. Bekech seconded the motion.**  
**Motion carried 3-0-0.**

**V. Approval of Minutes**

1. January 7th, 2019 Informational Meeting Minutes
2. March 4th, 2019 Regular Meeting Minutes
3. March 5th, 2019 Regular Meeting Minutes
4. March 9th, 2019 Regular Meeting Minutes

The Board took several minutes to review the meeting minutes.

**MOTION (5)**

**Mr. Attanasio moved to approve the Meeting Minutes of January 7th, 2019, March 4th, 2019, March 5th, 2019 and March 9th, 2019 as presented.**

**Mr. Hughes seconded the motion.**  
**Motion carried 2-0-0.**

**Mr. Bekech abstained from the vote because he was not a Member of the Board of Assessment Appeals during the meetings.**

The Board decided to meet again on January 6th, 2020 at 6:00 p.m. to set the yearly meeting schedule.

**VI. Appeals Continued-**

**5) Thomas Correia- 15 Hathaway Road- No List # Provided**

Mr. Hughes swore Mr. Correia in.

Mr. Correia explained he has a 2010 Chrysler Town & Country that is extremely worn and has basically run its course. He noted there are almost 200,000 miles on the vehicle. He said the high mileage and condition of the car are the reasons for his appeal; the car is currently assessed at \$5,650 and he thinks it's worth \$600.

The Board went to view the vehicle.

**VII. Deliberations Continued-**

**5. Thomas Correia- 15 Hathaway Road- No List # Provided**

Mr. Bekech reviewed the NADA Guide and the Board discussed the fair market value of the vehicle.

**MOTION (6)**

**Mr. Hughes moved to lower the assessed value to \$2,540 taking into consideration the mileage and condition.**

**Mr. Attanasio seconded the motion.**

**Motion carried 3-0-0.**

**6. Mary Romanowicz- 10 S Beechwood Road- No List # Provided**

The Board noted that Ms. Romanowicz dropped off her paperwork on Friday but is not in attendance nor did she send anyone to represent her in her place.

**MOTION (7)**

**Mr. Attanasio moved to take no action since Ms. Romanowicz is not in attendance.**

**Mr. Bekech seconded the motion.**

**Motion carried 3-0-0.**

The Board discussed changing the meeting duration of the motor vehicle appeals to two hours for next year due to the low demand.

**7) Cecily Bradley- 105 Boston Post Road #326, Waterford- No List # Provided**

Mr. Hughes swore Ms. Bradley in.

Ms. Bradley noted she has come before the Board the last few years regarding her 2006 XC 70 Volvo. She said the current assessment is \$3,670 and she thinks it's worth \$875; due to damage the all wheel drive was removed from the car. Ms. Bradley said the current mileage is 178,662.

#### **8) David Godbout- 15 Cardinal Road- No List #'s Provided**

Mr. Hughes swore in Mr. Godbout.

Mr. Godbout requested that Mr. Hughes recuse himself from this matter. Mr. Hughes replied that he respectfully declines, that he feels he can be fair minded. Mr. Godbout said he doubts this and referenced an affidavit in the Superior Court in which Mr. Hughes provided false information about him. Mr. Hughes replied that this is not accurate and has nothing to do with matter.

Mr. Godbout said Mr. Attanasio might also want to recuse himself due to a pending court case and Mr. Attanasio also declined for the same reasons. Mr. Hughes asked Mr. Godbout to present his claim. Mr. Godbout asked if they're refusing to hear his motion to disqualify them from these proceedings and Mr. Hughes clarified that this is not a court.

Mr. Godbout said the first vehicle he wants to discuss is his 2007 Altima and that he would like to call the Assessor as a witness. Mr. Hughes reiterated that this is not a court and Mr. Godbout replied that part of his evidence is with the Assessor and that the Board is a quasi-judicial body, so this is a court. He told Mr. Hughes not to try and litigate his case for him.

Mr. Godbout went into great detail discussing the NADA Guide and that the publishers include a note in their volumes which require that the condition be determined prior to using the chart and that the Assessor doesn't do this since she doesn't view the vehicles. Mr. Hughes asked how this pertains to Mr. Godbout's vehicle and he replied that the car, which he has since sold, was in average condition.

Mr. Godbout said the Board previously inspected the vehicle and agreed it was in average condition and he further discussed how the NADA Guide is not suitable for evaluating vehicles in average condition. He said another guide should be used and Mr. Hughes replied this is not the forum in which to discuss this; it's for the appeal only.

Mr. Godbout said his second vehicle is a 2012 Insight which has also been before the Board before. Mr. Hughes asked if he had the vehicle with him and he replied in the negative. He said it's currently valued at \$4,770 but he thinks it should be -\$5,730; there were major engine issues specifically oil consumption. He said it's in operation now but wasn't on October 1st and he provided documentation from a dealership showing that the engine had been replaced.

Mr. Godbout discussed the oil consumption problem in detail and presented a letter he sent to Honda regarding this issue. Mr. Hughes clarified that his main source of reduction is the blown engine and oil issue and Mr. Godbout replied in the affirmative. He said he has also noted in the past the \$1,000 worth of body damage the vehicle has also incurred.

Mr. Godbout said his third vehicle is a 2014 Volt and that it also is not here. He said if they wanted to view the car they would have had to look at it on October 1st and that they can't go back in time. He said the car is in average condition and that if they want to want to look at his car in the parking lot for next year, that might be more appropriate. He added that the Board should not be using the NADA Guide because 85% of the vehicles evaluated are not in the book.

Mr. Bekech asked about the mileage for each vehicle and Mr. Godbout said 95,000 on the Insight, 26,000 on the Volt and 110,000 on the Altima.

Mr. Godbout argued that he should be able to sit in on deliberations and Kevin Seery, Deputy First Selectman shared that the protective order says he can go to the Town Hall to present evidence only.

#### **VIII. Deliberations Continued-**

##### **7. Cecily Bradley- 105 Boston Post Road #326, Waterford- No List # Provided**

The Board discussed the vehicle and noted \$5,250 was the value with the all wheel drive.

###### **MOTION (8)**

**Mr. Bekech moved to lower the assessment from \$3,670 to \$2,450 based on the loss of the all wheel drive.**

**Mr. Attanasio seconded the motion.**

**Motion carried 3-0-0.**

##### **8. David Godbout- 15 Cardinal Road- No List #'s Provided**

Mr. Hughes noted they were unable to view any of the vehicles and Mr. Bekech said he has provided documentation for the Insight, so that can be acted upon.

###### **MOTION (9)**

**Mr. Hughes moved to lower the Fair Market Value to \$5,375 with a corresponding assessment of \$3,760 based on the condition of the vehicle engine.**

**Mr. Bekech seconded the motion.**

**Motion carried 3-0-0.**

Mr. Hughes said in regards to the Insight, he doesn't feel they have the documentation to make a decision.

**MOTION (10)**

**Mr. Bekech moved to take no action; the car was not seen and no information was provided regarding its condition.**

**Mr. Attanasio seconded the motion.**

**Motion carried 3-0-0.**

The Board discussed the Volt RA6 and noted it has 26,000 miles on it.

**MOTION (11)**

**Mr. Bekech moved to take no action based on the mileage and information provided.**

**Mr. Attanasio seconded the motion.**

**Motion carried 3-0-0.**

**MOTION (12)**

**Mr. Attanasio moved to adjourn the Board of Assessment Appeals Meeting at 12:40 p.m.**

**Mr. Hughes seconded the motion.**

**Motion carried 3-0-0.**

Respectfully Submitted,

Brooke Stevens

Recording Secretary