

Minutes of Board of Assessment Appeals Meeting - 04/06/22

Date and time: 04/06/22 6:00 PM to: 04/06/22 9:00 PM
Present: Brooke Stevens, Recording Secretary, Patrick Hughes, Chair, Mike Bekech, Kim Kalajainen, Gary Cicchiello, Suzanne Szupiany
CC: Absent: Mike Bekech and Gary Cicchiello
Location: East Lyme Town Hall- (Conference Room 1) FILED
108 Pennsylvania Avenue, Niantic, CT, 06357
Link: <https://app.meetingking.com/meetings/374768> *APR 19 20 22 AT 9:20 AM/PM*

Carroll Hillier
EAST LYME TOWN CLERK

Topics

1. Call to Order

Note Mr. Hughes called the meeting to order at 6:00 p.m.

2. Appeals by Appointment Only

2-1. 6:00 PM- APPEAL 8861, JEFFREY & KERRI LEGG; 3 NATHAN HALE DR

Note Mr. Hughes swore Mr. and Mrs. Legg in.

Note Mr. and Mrs. Legg said some of the following:
The purchased their home in February of 2021 and had an appraisal done at that time.
Their appraisal was for \$480,000.
They're looking to get it on par with the gross area and living area per square foot of other homes in their vicinity.
They think somewhere between \$480,000-\$500,000 would be fair.

Note Mr. Hughes observed that the value went up \$140,000 in less than 6 months and Ms. Szupiany said that translates to 30%.

Note Mr. Legg said the replacement value listed in the appraisal is around \$506,000.

Note The Board and Appellant further discussed the assessed value of the home.

2-2. 6:00 PM- APPEAL 8861, JEFFREY & KERRI LEGG; 3 NATHAN HALE DR Deliberation

Decision MOTION (1)

Ms. Szupiany moved to reduce the appraised value to \$539,000 which will equal the replacement value and land.
Ms. Kalajainen seconded the motion.
Motion carried. 3-0-0.

2-3. 6:15 PM- APPEAL 6260, JEFFREY TAYLOR; 16 BLACK OAK DR

Note Mr. Hughes swore Mr. Taylor in.

Note Mr. Taylor said he had an appraisal done recently and is looking to get a value more in light with that; right now, it's valued at \$345,000 and he's looking to change this to \$331,000 to match his appraisal.

Note Mr. Taylor said his home is in average condition and he has been working on it for the last few years.

Note The Appellant and Board further discussed the home.

2-4. 6:15 PM- APPEAL 6260, JEFFREY TAYLOR; 16 BLACK OAK Deliberation

Decision MOTION (2)

Ms. Szupiany moved to reduce the grade from above average to average.

Ms. Kalajainen seconded the motion.

Motion carried, 3-0-0.

2-5. 6:30 PM- APPEAL 4058, COLLEEN CHAPIN; 53 E SHORE DR

Note Mr. Hughes swore Ms. Chapin in.

Note Ms. Chapin said some of the following:

Her biggest point is that the land evaluation seems inconsistent.

There's no transparency on how Vision Appraisal does their calculations.

She is seeing a consistent that doesn't make sense to her.

She has been told in the past that the C-factor is related to view.

The side of East Shore Drive opposite from mostly has a C-factor of 2.5.

At the same point in Old Black Point, across the street from the water side, the C-factor is 2.0.

In Giants Neck, across from the water side, the C-factor is 1.5.

In New Black Point, on East Shore Drive, across the street from her at 47 East Shore Drive, the C-factor is 2.25.

It's one of the few on that road that has 2.25, it's a bigger lot than hers, and is a bigger house.

The land appraisal of 47 East Shore Drive is \$249,000 and her land appraisal is \$276,000 so that leads her to believe that they have a different C-factor.

Note Mr. Hughes asked if she had a telephone hearing and Ms. Chapin said Vision Appraisal only wanted to discuss the house. She said they did make a value change given that her home is seasonal, has no heat, and has the original 1952 interior.

Note Ms. Chapin detailed how in the past her view was better and how she's still paying for that view; her neighbor has taken that view away by planting huge hedges which looks like a green wall during the Summer.

Note Ms. Chapin also discussed her garage which is valued more per square foot than comparable garages; 132 Whitecap has a two-car garage and has the same value as her one-car garage.

2-6. 6:30 PM- APPEAL 4058, COLLEEN CHAPIN; 53 E SHORE DR Deliberation

Decision MOTION (3)

Ms. Kalajainen moved to change the C-factor to 2.25 and the grade of the garage to 50%.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-7. 6:45 PM- APPEAL 4722, ELLEN & BRUCE BELLUCI; 26 BISHOPS BAY RD

Note Mr. Hughes swore Mr. and Mrs. Belluci in.

Note Ms. Belluci discussed the updated case sheet she provided the Board with and she said they tried to put together some information on either recent sales and homes in the area and compared theirs to them. She thinks they have some justification that it should be lower.

Note The Board discussed the cited comparable properties.

Note The Appellant discussed the renovations they did to their property and noted that it's still only a two-bedroom house. Mr. Belluci said if the Board looks around the surrounding area, they will see its way out of line.

Note The Appellant further discussed their property and how it was important to them to justify their request by providing examples.

2-8. 6:45 PM- APPEAL 4722, ELLEN & BRUCE BELLUCI; 26 BISHOPS BAY RD Deliberation

Note Ms. Kalajainen noted the building cost per square foot is high.

Note The Board discussed how they believe the land appraisal is consistent with the area.

Decision MOTION (4)

Ms. Kalajainen moved to adjust the building appraisal from \$413,000 to \$325,000.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-9. 7:00 PM- APPEAL 1216, THOMAS TINNERELLO; 58 SHORE RD

Decision This Appellant has withdrawn their appeal.

2-10. 7:15 PM- APPEAL 8424, MICHAEL GENCARELLI; 53 FAIRHAVEN RD

Note **Rescheduled for April 14th, 2022**

2-11. 7:30 PM- APPEAL 5182, PAULINE KARALIS; 2 SOUTH DR

Decision This Appellant did not appear; no action taken.

2-12. 7:45 PM- APPEAL 5769, THOMAS & LORI MONTANO; 35 S COBBLERS CT

Note Mr. Hughes swore Mr. and Mrs. Montano in.

Note Mr. Montano provided the Board with a letter from Ledge Light Health District, which illustrates that his vacant lot isn't currently a building lot.

Note The Board and Appellant discussed the condition of the land.

2-13. 7:45 PM- APPEAL 5769, THOMAS & LORI MONTANO; 35 S COBBLERS CT Deliberation

Decision MOTION (5)

Ms. Kalajainen moved to lower the condition of the land from .85 to .5.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-14. 8:00 PM- APPEAL 6945, RICHARD & EMILIE POWERS; 210 OLD BLACK POINT RD

Decision This Appellant did not appear; no action taken.

2-15. 8:15 PM- APPEAL 7830, EDWARD & REBECCA BOGAERT; 119 LAURELWOOD RD

Note Mr. Hughes swore Mr. and Mrs. Bogaert in.

Note The Bogaerts said the reason for their appeal is the inflated market; it's currently appraised at \$313,000 and in a normal market it would probably be \$285,000-\$290,000.

Note Mr. Bogaert cited 57 Oakwood and 100 Oakwood as comparable 2-bedroom homes in their area, in that price range. The Bogaerts discussed the comparable properties and how they're not part of the Giants Neck Heights Association.

Note The Bogaerts said they bought their home in August and Mr. Hughes observed that their dwelling was previously assessed at \$81,000 and is now assessed at \$112,000, which is actually about right.

Note Mr. Bogaert compared their home to their neighbors and noted the neighbor's home went up 13% while their home went up 23%. They believe their house is worth less since it's not part of the Association and they discussed how they were led to believe it was part of the Association when they purchased the home.

Note The Appellant further discussed their property and appeal.

2-16. 8:30 PM- APPEAL 6264, JAMES SHEA; 9 BRONSON RD

Note Rebecca Bogaert noted she has her father's power of attorney and is here to discuss his two appeals as well.

Note Ms. Bogaert noted some of the following:

The assessed value jumped from \$178,000 to \$293,000.

The dwelling went up \$29,000.

The house has two bedrooms, and the upstairs is unfinished.

It needs a new roof, has a wet basement, and the grade is below average.

The land isn't comparable to others in the neighborhood.

2-17. 8:45 PM- APPEAL 6264, JAMES SHEA; 14 BROCKETT RD

Note Ms. Bogaert said the assessment for this home went up 62%, it's a summer home, and not winterized; it's currently empty and everything inside is from the 1920s. She estimates the value is \$322,000 and right now it's valued at \$492,000.

Note Ms. Bogaert said the property is classified as being in average condition, but she thinks it's below average; everything needs to be redone.

2-18. 8:30PM- APPEAL 6264, JAMES SHEA; 9 BRONSON RD Deliberation

Decision MOTION (6)

Ms. Kalajainen moved to change the condition to 2 and the grade to below average.

Ms. Szupiany seconded the motion.

Motion carried, 3-0-0.

2-19. 8:45PM- APPEAL 6268, JAMES SHEA; 14 BROCKETT RD Deliberation

Decision MOTION (7)

Ms. Szupiany moved to change the grade to below average.
Ms. Kalajainen seconded the motion.
Motion carried, 3-0-0.

3. Decisions/Deliberations if time permits

3-1. 8:15 PM- APPEAL 7830, EDWARD & REBECCA BOGAERT; 119 LAURELWOOD RD Deliberation

Note The Board discussed the property and noted they have a lot more acreage which is why the home is valued the way it is.

Decision MOTION (8)

Ms. Szupiany moved to take no action.
Ms. Kalajainen seconded the motion.
Motion carried, 3-0-0.

4. Adjournment

Decision MOTION (9)

Mr. Hughes moved to adjourn the April 6th, 2022, Board of Assessment Appeals Meeting at 8:58 p.m.
Ms. Kalajainen seconded the motion.
Motion carried, 3-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary