

Town of Montville Board of Assessment Appeals

Special Meeting Minutes

April 7, 2016

6:00 p.m. – Room 203 – Town Hall

Property Owners in the Town of Montville are hereby notified that the Board of Assessment Appeals will meet during the month of March at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate, and Personal Property for the October 1, 2015 Grand List as well as the 2014 Supplemental Motor Vehicle assessments.

All persons wishing to appeal their assessments on the Grand List of October 1, 2015 were required to submit an appeal form by March 20, 2016.

Hearings will be held by appointment on the following dates:

Tuesday, April 5, 2016, 6:00 p.m.

Thursday, April 7, 2016, 6:00 p.m.

Saturday, April 9, 2016, 9:00 a.m.

The meetings will be held in Room 203.

1. Call to Order

Chairman Pike called the meeting to order at 6:00 p.m.

2. Roll Call

Present were Board Members Wills Pike and Florence Turner. Absent was Board Member Stanley Gwudz. Also present was Town Assessor Lucy Beit.

3. Approval of the meeting minutes of:

a. Regular Meeting Minutes of September 12, 2015 – *deleted from the Agenda*

4. To consider and act on a motion to hear appeals brought to the Board of Assessment Appeals regarding personal property and real estate for the Grand List of October 1, 2015.

Real Estate Property Appeal of Jose & Faith Monge for property located at 33 Hewitt Drive, Account #M0325800, MBL #068-026-000

Faith Monge was sworn in by Chairman Pike. The Appellant is seeking a reduction of the appraised value of the property based on the appraisal provided by the bank and the inspector at the time of purchase. The home is in need of extensive repairs on the furnace, basement, and chimney. The Appellant confirmed the information as stated on the Vision Property Card.

Real Estate Property Appeal of Diane & William Nicolosi for property located at 4 Little John Drive, Account #D0582900, MBL #101-030-000

Steven Nicolosi, representing Diane & William Nicolosi, was sworn in by Chairman Pike. The Appellant is seeking a reduction in the appraised value of the property based on its condition due to unfinished, unpermitted work that was conducted by the previous owners. The owners are currently in the process of bringing the home back to its original floor plan.

Real Estate Property Appeal of Peter P. Nowakowski for property located at 116 Fellows Road, Account #H0161300, MBL #037-036-000

Peter P. Nowakowski was sworn in by Chairman Pike. The Appellant is seeking a reduction in the appraised value of the property based on its condition and the formation of the land. He purchased the home, which was built in 1758, with the intention of making some necessary repairs, but has since experienced some medical issues prohibiting him from conducting any of the necessary upgrades himself. The home was re-roofed in July 2015. The Appellant confirmed the information as stated on the Vision Property Card.

Real Estate Property Appeal of Emanuel D. and Deborah F. Perry for property located at 48 Georgia Road, Account #S0498900, MBL #092-125-000

Emanuel D. Perry was sworn in by Chairman Pike. After speaking with the Town Assessor, the Appellant stated that he understands that the assessment of the property was adjusted due to the remodeling of the home following its purchase. The Appellant confirmed the information as stated on the Vision Property Card. Mr. Perry listed the items that were not part of the remodeling project and discussion ensued regarding the assessment process.

Real Estate Property Appeal of Terry Rathbun, Jr. for property located at 16 Dennis Drive, Account #N2010035, MBL #023-003-035 – *not present*

Real Estate Property Appeal of Jeffrey S. & Julie L. Wooten for property located at 146 Pollys Lane, Account #M2001005, MBL #102-047-00A

Jeffrey S. Wooten was sworn in by Chairman Pike. The Appellant is seeking a reduction in the appraised value of the property based on comparable properties in the area, which he provided to the Board. The Appellant confirmed the information as stated on the Vision Property Card.

Real Estate Property Appeal of Amy Szeto-Hing Wu for property located at 11 Gail Avenue, Account #D0573500, MBL #100-075-100

Amy Szeto-Hing Wu was sworn in by Chairman Pike. The Appellant questioned the increase in the assessed value of the property, stating that the property has and is sustaining

extensive water damage due to the overflow of a nearby brook. She presented the Board with supporting paperwork and photographs of the running brook, improvements she has made over the years in an attempt to remedy the issue, and the damage caused to the property. It was recommended that she speak with and request the Building Official to visit and review the condition of the home as well as contact the Public Works Department to help remedy the situation.

Personal Property Appeal of Globe Travel, 1 Mohegan Sun Boulevard, Account #G2007145

Jeffrey Sonenstein was sworn in by Chairman Pike. Mr. Sonenstein stated that the company, which handles all of the Casino's travel and promotions, currently has two offices provided by and located in the Mohegan Sun Casino, who also owns the majority of the furnishings, and presented supporting documentation, as provided by the Casino. It was determined that the business' personal property declaration form was not submitted, resulting in the Assessor's office to make a determination for them.

5. Adjournment

The meeting was adjourned at 8:19 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville