

**FINAL/APPROVED COPY**

**TOWN OF MONTVILLE**

**BOARD OF ASSESSMENT APPEALS**

**MINUTES**

**2009**

**SCHEDULED APPEAL MEETINGS FOR**  
**Real Estate – October 1, 2008; Grand List**  
**Personal Property – October 1, 2008; Grand List**  
**Motor Vehicle 2007 Supplemental Grand List**

**MEETING DATES/TIMES**

LOCATION: Tax Assessors Office

<b><u>BOARD OF ASSESSMENT APPEALS COMMISSION MEMBERS</u></b>	<b><u>ATTENDANCE STATUS</u></b>
Marjorie Gatheral, Chairperson	<b><u>*PRESENT –</u></b> (AT ALL APPEAL MEETINGS) 4/20/09 – 4/21/09 – 4/25/09 4/27/09
Monica Pomazon, Secretary	<b><u>*PRESENT</u></b> (AT ALL APPEAL MEETINGS) 4/20/09 – 4/21/09 – 4/25/09 4/27/09
Richard Wilson, Board Member	<b><u>*PRESENT</u></b> (AT ALL APPEAL MEETINGS) 4/20/09 – 4/21/09 – 4/25/09 4/27/09

  

<b><u>TOWN OF MONTVILLE STAFF</u></b>	<b><u>ATTENDANCE STATUS</u></b>
Terry Fafard, Director of Finance	Present – 4/20/09

**GENERAL INFORMATION AND GUIDELINES FOR ALL APPEALS**  
**MEETINGS:**

Below please find the Board of Assessment meeting dates, times, and actual adjournment listings:

TOWN OF MONTVILLE  
 Board of Assessment Appeals

**Public Notice**

The Town of Montville Board of Assessment Appeals will hold hearings in April, 2009 for assessment appeals against the October 1, 2008 real estate and personal property Grand List and the October 1, 2007 supplemental motor vehicle Grand List. As per Connecticut General Statutes, appeals must be submitted in writing by March 20, 2009 and postmarked or stamped received by that date. The Appeal Petition forms are available in the Assessors office, Montville Town Hall, 310 Norwich-New London Turnpike, Uncasville. They must be completed in their entirety in order for the appeal to be considered by the Board. The Board of Assessment Appeals without the timely submission of a completed petition form cannot hear the appeal.

The Board will hold meetings by appointment only. An appointment date will be mailed to the appellant or his agent after receipt of the petition form. Contact the Assessors office for further information.

Dates of hearings will be:

**April 20, 2009 Monday 5:30 to 8:00 PM**

**April 21, 2009 Tuesday 5:30 to 8:00 PM**

**April 25, 2009 Saturday 9:00 Am to 3:00 PM**

Applications are available at the Assessors Office and on Montville's web site.

Each person seeking to appeal their assessment must have a scheduled appointment and must appear in person or have a duly authorized agent to represent them and supply the facts required by the Board either orally or in writing or we cannot hear the appeal.

**CALL TO ORDER:**

<b><u>DATES:</u></b>	<b><u>START TIME</u></b>	<b><u>ADJOURNMENT TIME</u></b>	<b><u>Recording Secretary</u></b>
APRIL 20, 2009	5:30 p.m.	9:00 p.m.	Marie Smith
APRIL 21, 2009	5:30 p.m.	9:15 p.m.	Marie Smith
APRIL 25, 2009	9:00 a.m.	12:15 p.m.	Marie Smith
APRIL 25, 2009 Decision Meeting	12:15 p.m.	4:45 p.m. <i>The meeting was recessed at 4:45 p.m. until 4/27/08 to finish the decision process.</i>	Marie Smith <i>(Decisions for hearings from April 25, 2009)</i>
April 27, 2009 Decision Meeting	3:00 p.m.	9:00 p.m.	Monica Pomazon <i>(Decisions for hearings from April 20, 2009 and April 21, 2009)</i>

**BOARD OF ASSESSMENT APPEALS**

**APPEALS SCHEDULED ON:**

**➤ APRIL 20, 2009**

The following appeals were scheduled and presented on APRIL 20, 2009, and acted upon:

**1. NAME: Leonard and Kathleen Johnson**

ADDRESS: 87G Cottage Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3948 Account #:H0305100 Map ID: 063/003/000

PRESENTATION: Appellant reported the property to have excessive wetlands. Due to this situation, the property has seasonally flooding and is unusable. You are not able to drive to the property in a regular vehicle. The Inland/Wetlands Commission approved graveling of the property after the fact.

DECISION: **The appeal was granted with a reduced assessment from \$267,020.00 to \$257,020.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**2. NAME: Lucille Lupinacci**

ADDRESS: 111 Woodland Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 5706 Account #:L0477800 Map ID: 090/095/000

PRESENTATION: Appellant brought pictures of the property which depicted the fact there is little to no access and is an open slope forest. The property was used in the past as a pumping station. Currently, the water runoff from the brook is excessive and a loss of frontage of 39 feet with a 15 ft. right-of-way. In the past, the appellant reported she received a tax break and would like a reduction of \$20,000.00.

DECISION: **The appeal was granted with a reduced assessment from \$70,560.00 to \$59,500.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

Abstention: Ms. Pomazon

The vote was unanimous. Motion Carried. (2 In Favor- Gatheral, Wilson – 1 Abstention - Pomazon)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

3. **NAME: Richard Abate**

ADDRESS: 63 Riverview Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 2036 Account #: A0147400 Map ID: 034/026/000

PRESENTATION: Appellant reported he had a reduced assessment via a BAA decision last year. Comparables were given to the BAA for review. No changes or upgrades have occurred in the last year. The property is riddled with ledge and a septic tank could not be placed on the property. It is a small pie shaped lot with a severe drop in the rear ledge.

DECISION: **The appeal was granted with a reduced assessment from \$68,010.00 to \$50,750.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

4. **NAME: Terrance and Esther Maher**

ADDRESS: 14 Saltbox Circle, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 581 Account #: Z0362000 Map ID: 015/004/711

PRESENTATION: Appellant submitted a market analysis report. This is a cape style home with a full dormer and feels the value of the home should be \$199,000.00. The upstairs bathroom is incomplete.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

5. **NAME: Joseph Matera**

ADDRESS: 1110 RT 163

TYPE: Real Estate

PROPERTY ID: Account #: Z0245200 Map ID: 052/001/000

PRESENTATION: Appellant reported the property is farmland and would like the reduction in the assessment to reflect the farmland status.

DECISION: **The appeal was granted with a reduced assessment from \$176,290.00 to \$89,700.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)  
*The presentation was recorded by Marie Smith.*  
*The decision was recorded by Monica Pomazon.*

**6. NAME: Marilyn Baldini and Steve Malinowsky**

ADDRESS: Back Ash Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 2140 Account #: M0156100 Map ID: 036/004/00A

PRESENTATION: Appellant feels the assessment is too high due to the fact the property is landlocked. Over 1/3 of the property is wetlands. The property was once used as a land fill. There is no frontage. Appellant reported having a verbal right-of-way.

DECISION: **The appeal was granted with a reduced assessment from \$82,250.00 to \$41,125.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**7. NAME: John Mandes (1)**

ADDRESS: 36 Platoz Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 100729 Account #:M2007001 Map ID 033/017/00Q

PRESENTATION: Appellant reported no changes to the property and dwelling since last year. It is currently under construction and has no inside frame. The Town stopped the construction. Currently, nobody is living on this property. Appellant reported the property to be worth \$93,600.00.

DECISION: **The appeal was granted with a reduced assessment from \$122,760.00 to \$112,222.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**8. NAME: John Mandes (2)**

ADDRESS: 46 Platoz Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: Appellant reported the same for this property. No changes to the property and dwelling since last year. It is currently under construction and has no inside frame. The Town stopped the construction. Currently, nobody is living on this property. Appellant reported the property to be worth \$95,240.00.

DECISION: **The appeal was granted with a reduced assessment from \$124,390.00 to \$113,854.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**9. NAME: Douglas Pepin**

ADDRESS: 28 Pires Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 2497 Account#: H0182700 Map ID: 039/070/000

PRESENTATION: Appellant got a letter and inquired as to why his assessment went up. Appellant reported he added a sunroom and feels it may have been recorded incorrectly.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**10. NAME: Sarah Bronson**

ADDRESS: 8 Laurel Point Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7119 Account #: B0617400 Map ID: 105/003/00

PRESENTATION: Appellant filed an appeal last year and received a reduction. No changes or upgrades have occurred. It was noted the lot is Non-conforming and does not have any waterfront views. Water frontage is subject to use by others. Comparisons were submitted to the BAA for review. Dismay was noted in having to return again this year after resolution was sought last year with a reduction. Appellant is requesting the same reduction as was received last year.

DECISION: **The appeal was granted with a reduced assessment from \$253,910.00 to \$112,000.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

11. NAME: **Bruce Bernier**

ADDRESS: 381 Kitemaug Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

12. NAME: **Michael Dahlke**

ADDRESS: 381 Kitemaug Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 1332 Account #:L0098500 Map ID: 026/009/000

PRESENTATION: Appellant filed an appeal last year and was awarded a reduction. No changes or upgrades have occurred. Appellant also submitted comparison last year for the BAA to review and based on last years reduction award and the comparisons; feels a favorable reduction is in order.

DECISION: **The appeal was granted with a reduced assessment from \$377,510.00 to \$339,860.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**13. NAME: Peter Diamantakos**

ADDRESS: 40 Fowler Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**14. NAME: Gerald Masters**

ADDRESS: 1548 Old Colchester Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7553 Account #:M0660900 Map ID: 108/223/000

PRESENTATION: Appellant felt a huge transposition error has been made because the figure does not match his property. The dwelling is a single family home with no outside buildings. The numbers do not compare to the actual property site.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**15. NAME: Laurence Eiden (1)**

ADDRESS: 650 Route 82, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY Division ID: 3547 Account #:Z9400061 Map ID: 057/037/000

PRESENTATION: Appellant reported no changes have been made to the property since last year. Appellant filed an appeal last year and received reductions and he highlighted facts brought to the BAA last year which included the basement has a dirt floor and a small crawl space. The boiler sits on a concrete pad. The bar and the gas station across the street bring the property value down due to noise and air pollution. Appellant would like a favorable reduction on all properties as was granted last year. **The BAA scheduled a visit to the site on April 23, 2009 at 5:00 p.m.**

DECISION: **The appeal was granted with a reduced assessment from \$97,880.00 to \$87,825.00.**

Motion by: Mr. Wilson



Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**16. NAME: Laurence Eiden (2)**

ADDRESS: 620 Route 82, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3548 Account #: Z9400060 Map ID: 057/038/000

PRESENTATION: Appellant reported no changes have been made to the property since last year. *Reference #16 presentation.* **The BAA scheduled a visit to the site on April 23, 2009 at 5:00 p.m.**

DECISION: **The appeal was granted with a reduced assessment from \$218,000.00 to \$210,403.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**17. NAME: Laurence Eiden (3)**

ADDRESS: 640 Route 82, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3575 Account #: U0268500 Map ID: 058/009/001

PRESENTATION: Appellant reported no changes have been made to the property since last year. *Reference #16 presentation.* **The BAA scheduled a visit to the site on April 23, 2009 at 5:00 p.m.**

DECISION: **The appeal was denied**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**18. NAME: Michael and Susan Green**

ADDRESS: 63 Lake Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7437 Account #:M0648600 Map ID: 108/092/000

PRESENTATION: Appellants felt their assessment was very high. They have completed a few minor updates, such as windows. The smell in the home is very bad. The home needs a lot of work.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

19. **NAME: Kimberly Gogins**

ADDRESS: 60D Skyline Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 5572 Account #:S0464000 Map ID: 090/018/60D

PRESENTATION: Appellant reported no changes or improvements have been made. Appellant filed an appeal last year and was awarded a reduction. No changes have occurred; and there is still a problem with the neighbor overcrowding environmental issues. Appellant is seeking the same reduction as last year and also stated property values are on the decline.

DECISION: **The appeal was granted with a reduced assessment from \$87,090.00 to \$74,027.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

20. **NAME: ModSpace, Inc. / Roslyn Budzinski Cost Containment Adv.**

ADDRESS: 51205 Green Hill Road, Sound Bend In. 46628

TYPE: Personal Property

PROPERTY ID: Account #: A9600145

PRESENTATION: A representative for the appellant reported all assets are filed with the Town of Bristol and proof of payment will be faxed copy will be sent to the Assessors Office for the BAA Chairwomen by Saturday, April 25, 2009.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**21. NAME: Shirley McCulley**

ADDRESS: 11 Edward Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 4356 Account #: M0344500

PRESENTATION: Appellant filed an appeal last year and received a reduced assessment by the BAA. No changes have occurred. As reported last year, truck traffic is extensive and the horn from the factory is ear crippling, especially at 4:30 a.m. Cancer is widespread in the neighborhood and the appellant believes there are health and environmental issues. Appellant would like the same reduced assessment as last year

DECISION: **The appeal was granted with a reduced assessment from \$118,610.00 to \$106,749.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**22. NAME: Robert and Pamela Howard**

ADDRESS: 339 Chesterfeild Road, Oakdale, Ct.

TYPE: Real Estate

PROPERTY ID: Vision ID: 1042 Account #: H0072300 Map ID: 021/001/00A

PRESENTATION: Appellant brought comparables and felt the assessment was too high. The amount of swamp area has increased over the last five years. The water is over the culvert and because of these factors the appellant's basement floods. 25% of the land is forestry and the remaining is considered a building lot. The water problem is partially the Town of Montville fault because of the road situation. The culvert is not draining properly.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**23. NAME: Roger and Jean Wilson**

ADDRESS: 11 Lochdale Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 2662 Account #: Z0477321 Map ID: 043/002/004

PRESENTATION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson  
Seconded by: Ms. Gatheral  
The vote was unanimous. Motion Carried. (3 In Favor- Gatheral,  
Pomazon, Wilson – 0 Opposed)  
*The presentation was recorded by Marie Smith.*  
*The decision was recorded by Monica Pomazon.*

**24. NAME: Thomas Millaras**

ADDRESS: 220 Route 32, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: **NO SHOW / NO CHANGE** – Appellant did not attend the  
scheduled BAA hearing.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson  
Seconded by: Ms. Gatheral  
The vote was unanimous. Motion Carried. (3 In Favor- Gatheral,  
Pomazon, Wilson – 0 Opposed)  
*The presentation was recorded by Marie Smith.*  
*The decision was recorded by Monica Pomazon.*

**25. NAME: James Hunt (1)**

ADDRESS: Lenas Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7170 Account #:H0621800 Map ID: 105/046/000

PRESENTATION: Appellant reported the acreage is not accurate. The lot is  
triangular and suitable for parking only with access off the right-of-way that  
other use. Lot size is 1,966.5 sq.ft. in lieu of 3,049 sq. ft. and the acreage is  
0.05 in lieu of 0.7. The deed, map, lot size calculation and the assessment  
print out prior to 2006 was submitted to the BAA for review. The unit price of  
19.50 is not comparable to 5.32 unit price of Chester's vacant corner lot with  
waterfront. Chester land documents were also submitted. Both lots listed as  
code "1320" and "vacant res unb." The BAA reduced the assessment last  
year and the appellant would like the same consideration this year as nothing  
has changed on site. The BAA will complete a site walk of the dwelling.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson  
Seconded by: Ms. Gatheral  
The vote was unanimous. Motion Carried. (3 In Favor- Gatheral,  
Pomazon, Wilson – 0 Opposed)  
*The presentation was recorded by Marie Smith.*  
*The decision was recorded by Monica Pomazon.*

**26. NAME: James Hunt (2)**

ADDRESS: 41 Lenas Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7173 Account #:H0622100 Map ID: 105/049/000

PRESENTATION: Appellant reported the assessment prior to 2006 had adjustments for contours after the assessor walked the property in 1999. The assessment print-out was submitted for review. The neighbors new well and new septic were installed in 2006 and now limits and restricts will and septic updates on this property. The acreage is not accurate. The lot is 50 x 100 which equals 5,000 sq. ft. (0.12 acre) in lieu of 5,663 sq. ft. (0.13 acre) the deed and map as well as the Alquist and Dvorak land documents were also submitted for review. The unit price of 10.98 is not comparable with the neighbors. Construction details are not accurate and do not reflect the assessors 1999 walk through. The previous assessment print out was submitted. Grade "C" is not comparable with the neighbors. Chester's with grade "D" on a new house. Interior walls are plywood panel in lieu of drywall and are not insulated. The bath and kitchen style should be "poor" in lieu of "average" and should not be equal to Alquist, Chester and Dvorak properties; which are new homes. The heat is wood only and burned in a fireplace. Cost Market Value is not comparable with any neighbors as it was built in 1932 with no basement and the foundation is stone piers.

The BAA reduced the assessment last year and the appellant would like the same consideration this year as nothing has changed on site. **The BAA will complete a site walk to the property.**

**DECISION: The appeal was granted with a reduced assessment from \$180,570.00 to \$132,890.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**27. NAME: Lance Hunt**

ADDRESS: 33 Lenas Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7177 Account #:K0622500 Map ID; 105/053/000

PRESENTATION: Appellant reported the water course and wetlands divide this parcel of land which when combined with the right-of-way that runs along and through the parcel severely limits the amount of usable property. The assessor walked this property in 1999 and adjusted it accordingly. The previous assessment print out was submitted. The only buildable portion of the property is on Old Colchester Road in the vicinity of the test holes shown on the survey map submitted and is limited in size by the steep slope leading to the wetlands. The waterfront is separate from the main site by another parcel of land with a house on the right-of-way. In addition, it is over 900 feet

away and not buildable and affords no water view from the mail building site. Inland/Wetlands restrictions apply to land clearing and brush removal. The lot size of this parcel is 143,748 sq. ft. in lieu of 158,558 sq. ft and 3.30 acres in lieu of 3.64 acres. The survey map and previous assessment print out was submitted. The BAA reduced the assessment last year and the appellant would like the same consideration this year as nothing has changed on site.

**The BAA will complete a site walk to the property.**

**DECISION: The appeal was granted with a reduced assessment from \$163,150.00 to \$97,680.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**28. NAME: Paula Hunt McFee**

**ADDRESS:** Old Colchester Road, Oakdale, Ct. 06370

**TYPE:** Real Estate

**PROPERTY ID:** Vision ID: 7179 Account #:H0622700 Map ID: 105/055/000

**PRESENTATION:** Appellant reported the water course and wetlands divide the parcel of land. Wetlands limits that were set by the Inland/Wetland Commission combined with the water course and the low elevation of the lower part of the property make access difficult. In addition, the portion of land that appears to be waterfront is in fact swampy and wet. The survey map was submitted. The only buildable portion of this property is on Old Colchester Road in the vicinity of the test holes shown on the submitted survey map. This is over 750 feet from the lake and offers no water view from the building site. The assessor walked this property in 1999 and adjusted it accordingly. The previous assessment print out was submitted. In conversation with the Inland/Wetlands Commission only a 4' wide footpath across the wetlands to access the lower portion of the property and to gain access to Oxobox Lake would be allowed without special permission.

Last year the BAA did not reduce the assessment for this property; however the appellant would like a detailed review completed and consideration for a reduction this year. **The BAA will complete a site walk to the property.**

**DECISION: The appeal was granted with a reduced assessment from \$147,040.00 to \$97,680.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**29. NAME: Patrick and Angela Kennedy**

ADDRESS: 39 Spruce Lane, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Account #: Z0365100 Map ID: 039/008/009

PRESENTATION: Appellant felt his home was wrongfully assessed and would like the assessment reduced. The appellant noted he had a letter from O'Neill and Sons stating how many items require maintenance and fixing. There is a well and septic problem and many construction problems. The appellant will fax the letter to the BAA Chairwomen for review on or before Saturday, April 25, 2009.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**BOARD OF ASSESSMENT APPEALS**

**APPEALS SCHEDULED ON:**

➤ **APRIL 21, 2009**

**30. NAME: Jeffrey Charney**

ADDRESS: 215 D Doyle Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3481 Account #: J0263200 Map ID: 057/008/000

PRESENTATION: Appellant reported his paperwork is still incorrect. There have been no changes since last year. The appellant received reductions in 2006, 2007 and 2008 and is requesting this been reduced again. Two ponds are on the lot and it is not buildable. There is a pump house. Appellant is very unhappy that he has had to come again before the BAA.

DECISION: **The appeal was granted with a reduced assessment from \$270,820.00 to \$210,000.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**31. NAME: Ruben Perez**

ADDRESS: 108 Moxley Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 909 Account #: P2004001 Map ID: 017/004/0A1

PRESENTATION: Appellant reported they received the final Certificate of Occupancy on 12/2007. The assessment has gone up the last three years and no changes or upgrades have been done to the property. Wetlands cover a large portion of the property. The driveway is rock and not paved. There is a gas line easement and has three eyesores markers. The land which borders 395 makes a portion of the land unusable. There is extensive noise pollution which has increased in the last two years making the evenings very noisy for sleeping. The noise pollution and sound from the Waterford Speed Bowl bounces right off the house at times shaking the house. The light and power company still has an easement on the land with nothing on it making another piece of land unusable. Appellant reported this was the first time they appeared before the BAA and was not sure what to bring; however they will hand deliver pictures and all pertinent documents on Saturday, April 25<sup>th</sup> for the final review/decision.

DECISION: **The appeal was granted with a reduced assessment from \$230,340.00 to \$218,823.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**32. NAME: Ana Linn**

ADDRESS: 15 Jeffrey Manor Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 2705 Account #: Z0477329 Map ID: 043/002/040

PRESENTATION: Appellant reported the house has lost value because of the economy. Appellant stated here taxes went up \$6,000.00 and she does not know why. No changes have been done in the last year.

DECISION: **The appeal was denied**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*



**33. NAME: Mary Senkewicz**

ADDRESS: 285 Kitemaug Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 1316 Account #: S0097400 Map ID: 026/002/000

PRESENTATION: Appellant feels she was wrongfully assessed. A deed and map were submitted by the appellant. She has one piece of land and is being charges for two pieces of land. No changes have been done to the property and she would like the same reduction from the BAA as she received last year.

DECISION: **The appeal was granted with a reduced assessment from \$116,900.00 to \$92,820.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**34. NAME: Janet and Alfred Regina**

ADDRESS: 1397 Old Colchester Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3422 Account#: Z0258800 Map ID: 055/036/000

PRESENTATION: Appellant reported not changes since last year and would like the same reduction she was awarded by the BAA.

DECISION: **The appeal was granted with a reduced assessment from \$536,060.00 to \$476,070.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**35. NAME: Helen Romano**

ADDRESS: Fitch Hill Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Account #: Z0258800 Map ID: 055/036/000

PRESENTATION: Appellant reported no changes since last year. The property is landlocked and abuts 395. She would like the same reduction she was awarded last year by the BAA.

DECISION: **The appeal was granted with a reduced assessment from \$10,920.00 to \$5,000.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**36. NAME: David and Patricia Petrosky**

ADDRESS: 15 Taddei Court, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7843 Account #: H2001074 Map ID: 130/074/000

PRESENTATION: Appellant cited a reduction is in order due the economy and market depreciation.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**37. NAME: DCY LLC**

ADDRESS: 598 Route 163, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 1624 Account #: Y0114200 Map ID: 030/034/000

PRESENTATION: Appellant reported no changes to the property since last year. Appellant filed an appeal last year. This property sits between two homes and have an ox cart path with exposed swamps and a slope with a 45 degree angle. The same reduction as last year from the BAA was requested.

DECISION: **The appeal was granted with a reduced assessment from \$134,820.00 to \$105,000.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**38. NAME: James Kemnitz**

ADDRESS: 1601 Route 85, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 132 Account #: K0015200 Map ID: 005/016/000

PRESENTATION: Appellant reported he received two tax bills; one commercial and one residential. He is the owner of a repair garage and uses

the mobile homes on the property as storage for materials. The mobile homes have been gutted and have no value. Appellant brought numerous pictures of the site and mobile homes. He would like the appropriate reductions.

DECISION: **The appeal was granted with a reduced assessment from \$186,950.00 to \$163,950.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**39. NAME: Robert Krajewski**

ADDRESS: 27 Hidden Acres Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 1301 Account #: K0095600 Map ID: 024/007/00A

PRESENTATION: Appellant reported the land is 90% wetlands and submitted the wetlands map. No improvements have been made. The driveway has a right-of-way over two people's property.

DECISION: **The appeal was granted with a reduced assessment from \$69,020.00 to \$59,240.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**40. NAME: Jeffrey and Bethany Seidel**

ADDRESS: 55A Laurel Point Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7141 Account #: C0619100 Map ID: 105/019/000

PRESENTATION: Appellant submitted an appraisal from January 2009. No improvements have been made to the property. The basement is only partially finished. Permits were taken out in 2003. Based on the appraisal, he feels the estimated value should be \$255,500.00.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**41. NAME: Albert and Sandra Lamke**

ADDRESS: 104 Leita Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3678 Account #: L0279000 Map ID: 059/019/000

PRESENTATION: Appellant has made no changes to the property and would like the same reduction as awarded last year from the BAA. The greenhouse is listed as a wing space and it is not liveable; it stores plants only. The garage does not have a poured floor.

DECISION: **The appeal was granted with a reduced assessment from \$176,090.00 to \$172,090.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**42. NAME: Chris Lawton**

ADDRESS: 66 Church Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3544 Account #: D9900010 Map ID: 057/034/000

PRESENTATION: Appellant submitted an appraisal from January 2009. No changes have been made to the property. Currently, the property is listed as "B" grade and feels it should be a lower grading. Appellant reported was charged and paid the incorrect amount of taxes for two years and never received a return when the mistake was found on this card. He reported he has hydro-heat. Appellant would like a reduction to \$276,500.00

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**43. NAME: John Shaffer**

ADDRESS: 2 Leisure Drive 1-11, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 100708 Account #: S2007022 Map ID: S2007022

PRESENTATION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**44. NAME: John and Deborah Lenhart**

ADDRESS: 1610 Route 163, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 3546 Account #: D9900009 Map ID: 057/036/000

PRESENTATION: Appellant feels he has been over assessed and believes it should be \$150,000.00. In four years his assessment has jumped 64%. The Federal Housing Report was submitted for review showing a drop in housing by 2.7%. Appellant has no sewer, no water and no trash pick up; unless he pays extra for those items. Appellant would like the federal data that was used for assessments. He is paying assessment on more than the property is worth.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**45. NAME: Carol and Michael Tessada**

ADDRESS: 34 Laurel Point Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7124 Account #: M0617700 Map ID: 105/006/000

PRESENTATION: Appellant submitted comparisons, maps, pictures and deeds. It was noted the tax map is incorrect which shows the property is 367 ft and the deed shows 250 ft. the appraisal is \$100,000.00 to high. There is a 15 ft by 170 ft. easement for a utility line. The appellant would like a reduction.

DECISION: **The appeal was granted with a reduced assessment from \$381,840.00 to \$337,016.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**46. NAME: Joseph and Barbara Ashely/Veal**

ADDRESS: 1300 Route 163, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 509 Account #: V0046900 Map ID: 012/005/000

PRESENTATION: The appellant cancelled the appointment.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**47. NAME: NDKLP Montville Ass. (1)**

ADDRESS: Route 32, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 6920 Account #: H0597800 Map ID: 103/001/00A

PRESENTATION: Appellants submitted site maps, wetland maps and the Town appraisal from 2005 which gives the value of the lot \$537,000.00. The land was dry before taking the property; now the property is wet. There is limited access – Right in and Right out only. No appraisals have been given by any governmental agencies. There is not much buildable property. Appellants would like a reduction \$250,000.00.

DECISION: **The appeal was granted with a reduced assessment from \$769,470.00 to \$375,900.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**48. NAME: NDKLP Montville Ass. (2)**

ADDRESS: 2040 Route 32, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 6921 Account # E0597900 Map ID: 103/001/00B

PRESENTATION: Appellants submitted site maps, wetland maps, and the Minor and Silverstein 2005 appraisal which states that 5,110.00 sq. ft. will revert to the Owner. This is not true. The State is charging us for the Triangle/Excess Property on Podurgiel Lane. The property also contains an enormous amount of wetlands. It is also under developable and residential and only serves us as drainage for lot 103A development. Appellants are seeking a reduction to \$50,000.00.

DECISION: **The appeal was granted with a reduced assessment from \$186,170.00 to \$90,947.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

49. **NAME: Jeremy Weisbrod**

ADDRESS: 118 Park Ave., Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 6718 Account #:Z0577800 Map ID: 100/122/000

PRESENTATION: Appellant did not show up for his scheduled meeting.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

50. **NAME: Gail Oettinger**

ADDRESS: 382 Oxoboxo Dam Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 2797 Account #: O0204100 Map ID: 044/005/00A

PRESENTATION: Appellant filed an appeal last year and received a reduced reduction from the BAA. Appellant brought in many comparisons and detailed pictures. The pictures showed an extremely small water view; which is actually a dam that is undeveloped. This is technically owned by her neighbors. The property is severely sloped. No changes have occurred since last year.

DECISION: **The appeal was granted with a reduced assessment from \$336,730.00 to \$236,690.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**51. NAME: Keith and Rachel Newer**

ADDRESS: 198 Gay Hill Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID: Vision ID: 1176 Account #: M0086000 Map ID: 023/010/000

PRESENTATION: Appellants did not show up for the scheduled meeting.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**52. NAME: Jensens (1)**

ADDRESS: 159 Kitemaug Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: Appellants will be settling the matter in our courts.

DECISION: A court decision will be forthcoming.

**53. NAME: Jensens (2)**

ADDRESS: Old Colchester Road, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: Appellants will be settling the matter in our courts.

DECISION: A court decision will be forthcoming.

**54. NAME: Jensons (3)**

ADDRESS: Hillcrest Drive, Uncasville, Ct. 06382

TYPE: Real Estate

PROPERTY ID:

PRESENTATION: Appellants will be settling the matter in our courts.

DECISION: A court decision will be forthcoming.

**55. NAME: AAA Best Auto Repairs LLC**

ADDRESS: 2230 Route 32, Uncasville, Ct. 06382

TYPE: Personal Property

PROPERTY ID: A2006002

PRESENTATION: Appellant reported he never received his paperwork. Appellant brought pictures of the equipment. Everything is the same from 2007. The equipment is ten years old. The lifts are newer. Appellant feels it should be reduced to \$18,000.00.



DECISION: **The appeal was granted with a reduced assessment from \$63,708.00 to \$27,125.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**BOARD OF ASSESSMENT APPEALS**

**APPEALS SCHEDULED ON:**

➤ **APRIL 25, 2009**

56. **NAME:** **Parker Interior Landscape**

ADDRESS: Mohegan Sun, Uncasville, Ct. 06382

TYPE: Personal Property

ID: Account # P2006194

PRESENTATION: Appellants representative brought the original receipt for the water machine.

DECISION: **The appeal was granted with a reduced assessment from \$4,573.00 to \$966.88.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

57. **NAME:** **Pine Lawn Care**

ADDRESS: 1050 East Lake Road, Oakdale, Ct. 06370

TYPE: Personal Property

ID: P2002009

PRESENTATION: The appellant did not show up for the scheduled BAA hearing.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**58. NAME: Laura Anton**

ADDRESS: 912 Mohegan Plaza #3, Uncasville, Ct. 06382

TYPE: Personal Property

ID: A2007001

PRESENTATION: Appellant reported she will be moving on May 1, 2009. The equipment is the same as last year.

DECISION: **The appeal was granted with a reduced assessment from \$9,028.00 to \$1,911.30.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**59. NAME: T. Bauer Reality LLC**

ADDRESS: 326 Route 32, Uncasville, Ct. 06382

TYPE: Personal Property

ID: T2008039

PRESENTATION: Appellant reported this is a two family home. The tenant owns the appliances.

DECISION: **The appeal was granted with a reduced assessment from \$4,909.00 to \$ 0 (zero).**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**60. NAME: Cards N Stars LLC**

ADDRESS: Mohegan Sun, Uncasville, Ct. 06382

TYPE: Personal Property

ID: A2006075

PRESENTATION: Appellant reported he threw away about \$2,500.00 worth of displays. He stated he did report that on the assessors form. Copies of the form he submitted to the assessor were also given to the BAA. Currently, there are grates in the store which do not have a value.

DECISION: **The appeal was granted with a reduced assessment from \$1,650.00 to \$350.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral,

*Pomazon, Wilson – 0 Opposed)*

*The presentation and decision was recorded by Marie Smith.*

**61. NAME: Ross and Florence Robbins**

ADDRESS: 59 Lake Drive, Oakdale, Ct. 06370

TYPE: Real Estate

ID: R0648700

PRESENTATION: Appellant submitted comparisons. Nothing has been upgraded since last year. It is a summer cottage with a dirt floor and no foundation. Pictures of the dirt basement were submitted which also show the steep slope. Appellant would like the same reduction as last year.

DECISION: **The appeal was granted with a reduced assessment from \$244,690.00 to \$206,030.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**62. NAME: William Caron (1)**

ADDRESS: 197 Route 163, Uncasville, Ct. 06382

TYPE: Personal Property

ID: C2008112

PRESENTATION: Appellant reported there are two fridges and two stoves on the site. The tenant uses these appliances and they are about nine years old.

DECISION: **The appeal was granted with a reduced assessment from \$4,034.00 to \$503.12.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**63. NAME: William Caron (2)**

ADDRESS: 71 Derry Hill Road, Uncasville, Ct. 06382

TYPE: Personal Property

ID: D2008117

Presentation: Appellant reported this is not an office. The computer is there for his children and personal use only, but did state he has a file cabinet.

DECISION: **The appeal was granted with a reduced assessment from \$3,186.00 to \$65.62.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral,

*Pomazon, Wilson – 0 Opposed)*

*The presentation and decision was recorded by Marie Smith.*

**64. NAME: Dawne Castellon**

ADDRESS: Laurel Rock, Uncasville, Ct. 06382

TYPE: Personal Property

ID: C200143

PRESENTATION: The appellant did not show up for the scheduled BAA meeting.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

**65. NAME: Gaedt Construction Inc.**

ADDRESS: 1214 Old Colchester Road, Oakdale, Ct. 06370

TYPE: Personal Property

ID: G2004149

PRESENTATION: Appellant reported no changes since last year. There was an oversight of not bringing the numbers to the first page of the sheets and was listed on the wrong page. Appellant did not understand the assessment and feels it should have gone down due to depreciation.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**66. NAME: Maria and Phillip Garrity**

ADDRESS: 157 Doyle Road Site 72, Oakdale, Ct. 06370

TYPE: Personal Property

ID: G2008149

PRESENTATION: Appellant submitted the bill of sale and registration to the BAA. It is a sun line travel camper that is only on site from July to October.

DECISION: **The appeal was granted with a reduced assessment from \$15,750.00 to \$2,835.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)  
*The presentation and decision was recorded by Marie Smith.*

**67. NAME: International Game Tech.**

ADDRESS: Mohegan Sun, Uncasville, Ct. 06382

TYPE: Personal Property

ID: UGT120020

PRESENTATION: Appellants did not show up for the scheduled BAA hearing.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

**68. NAME: Kobyluck Sand and Gravel Inc.**

ADDRESS: 170 Oxoboxo Dam Road, Oakdale, Ct. 06370

TYPE: Personal Property

ID:

PRESENTATION: Appellant did not show up for the scheduled BAA hearing.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

**69. NAME: Lott Realty LLC**

ADDRESS: 430 Chapel Hill Road, Oakdale, Ct. 06370

TYPE: Personal Property

ID: I2006096

PRESENTATION: Appellant reported the owner of the building is John Diamontini. The furniture and phone is his personal property. The only thing the appellant owns is her computer and a key.

DECISION: **The appeal was granted with a reduced assessment from \$14,201.00 to \$306.25.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**70. NAME: Natures Art – Roger and Linda Phillips**

ADDRESS: 1650 Route 85, Oakdale, Ct. 06370

TYPE: Personal Property

ID: A9900030

PRESENTATION: Appellants gave the BAA their rendition of what they believed personal property actually means in definition form. The brought pictures of the dinosaur sign and volcano and explained the park is used for educational purposes and therefore should be assessed at a lower rate. The dinosaur sign and volcano is part of what makes the attraction educational. This year, the appellants stated the assessment went up over \$400,000.00. Their forms were on file within the time period cut offs. Appellants feel the excessive increase was due to the fact that it went to a voluntary mediation. The judge and the representatives from the Town of Montville agreed on a negotiated number and the assessor count not accept that decision so the case will continue to go through the court system for closure. This is a unique situation and at the very least the appellants requested the BAA reduce the amount the assessment figure to last years figure; although they felt that \$152,000.00 should be the amount.

DECISION: **The appeal was granted with a reduced assessment from \$808,214.00 to \$564,352.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**71. NAME: Nicholas and Yvonne Papathanasiou (1)**

ADDRESS: 530 Raymond Hill Road, Uncasville, Ct. 06382

TYPE: Personal Property

ID: P2006138

PRESENTATION: Appellant reported she has a very old tractor which she uses to till the soil and an even older lawn mower.

DECISION: **The appeal was granted with a reduced assessment from \$5,126.00 to \$1,750.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**72. NAME: Nicholas and Yvonne Papathanasiou (2)**

ADDRESS: 530 Raymond Hill Road, Uncasville, Ct. 06382

TYPE: Real Estate

ID: L0176300

PRESENTATION: Appellant reported the majority of the property is farm land. She also stated there are no finished basement and a very bad smell and fly's that are caused by the horses of her neighbors.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

73. **NAME: Slingo, Inc.**

ADDRESS: Mohegan Sun, Uncasville, Ct. 06382

TYPE: Personal Property

ID: S2007175

PRESENTATION: Appellants reported they had four slot machines at Mohegan Sun Casino up to September 27, 2007. They were then removed and sent the letter which was submitted to the BAA from Mohegan Sun as proof they taken out of the casino. Appellant said the assessment should be zero.

DECISION: **The appeal was granted with a reduced assessment from \$84,460.00 to \$ 0 (zero).**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

74. **NAME: Tiffany & Co.**

ADDRESS: Mohegan Sun, Uncasville, Ct. 06382

TYPE: Personal Property

ID: T2007098

PRESENTATION: Appellant representative stated the fixtures are the property of the Mohegan Sun Casiono. The value needs to change because the structures should not be included in the assessment. A copy of General Statue 1271 (a) was submitted and cited by the appellant. The amount is beyond excessive, and feels it should be 1.4 million. An amendment was filed and faxed to the assessor on March 19, 2009.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**75. NAME: Route 32 Self Storage**

ADDRESS: 130 Route 32, Uncasville, Ct. 06382

TYPE: Personal Property

ID: R2003059

PRESENTATION: Appellant stated it should be \$12,000.00 for monitors, video cameras and machines. He stated he never received a form.

DECISION: **The appeal was granted with a reduced assessment from \$4,976.00 to 1,050.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor - Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**76. NAME: Wallach's Carpet Center**

ADDRESS: 130 Route 32, Uncasville, Ct. 06382

TYPE: Personal Property

ID: W4055000

PRESENTATION: Appellant stated he never received a form. He has a display, two computers, three office desks, and a fax machine and believes it should be about \$12,500.00.

DECISION: **The appeal was granted with a reduced assessment from \$34,505.00 to \$12,469.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**77. NAME: Wood and Wire Fence Co. Inc.**

ADDRESS: 2049 Route 32, Uncasville, Ct. 06382

TYPE: Personal Property

ID: W2008114

PRESENTATION: Appellant reported he dropped off twenty five sections of inexpensive mesh fence to the new Hyatt Hotel. He brought the invoice for proof. He told the BAA the assessor said the site was "unfriendly" that is the reason for the high assessment. The value of the sections is \$24.00 x 64 sections. It is not a chain link fence and it is so shabby it could be torn by hand.

DECISION: **The appeal was granted with a reduced assessment from \$37,809.00 to 1,400.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral,



*Pomazon, Wilson – 0 Opposed)*

*The presentation and decision was recorded by Marie Smith.*

**78. NAME: Irene Zdrojowy**

ADDRESS: Cottage Road, Oakdale, Ct. 06370

TYPE: Personal Property

ID: B2002048

PRESENTATION: Appellant submitted pictures of the trailer and reported it has not been in Montville since October 2, 2008. She noted she mailed the declaration. A tree went through the roof as noted in the pictures and is not in great condition.

DECISION: **The appeal was granted with a reduced assessment from \$17,548.00 to \$6,466.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**79. NAME: Lynn Wylie**

ADDRESS: 93 Maple Ave, Uncasville, Ct. 06382

TYPE: Personal Property

ID: A2005001

PRESENTATION: The appellant did not show up for the scheduled BAA hearing.

DECISION: **NO SHOW / NO CHANGE** – Appellant did not attend the scheduled BAA hearing.

**The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral, Pomazon, Wilson – 0 Opposed)

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***Additions to April 25, 2009 Schedule***

**80. NAME: Gray Wolf Construction, LLC**

ADDRESS: 24 Route 2, Preston, Ct. 06385

TYPE: Personal Property

ID: G2008128

PRESENTATION: Appellant reported the equipment is parked and taxed in Preston. None of the trucks are parked in this town. Appellant reported he does contract work with Mohegan Sun Casino and if he is working there, his

trucks may be seen there. All of the equipment goes back to Preston each night.

DECISION: **The appeal was granted with a reduced assessment from \$40,698.00 to \$ 0 (zero).**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

81. **NAME: James and Nancy Harmon**

ADDRESS: 3 Carol Drive, Uncasville, Ct. 06382

TYPE: Rea Estate

ID: H0092000

PRESENTATION: Appellant reported their dismay at the fact they had to appear again before the BAA. The felt the BAA decision should be upheld until the next revaluation and sent a letter to the Mayor and state representative. Pictures were submitted of the views by their home. They again stated they lived near Rand Whitney. When the shed was built they were told it was not a taxable structure by Ms. Lakowski. It should be grandfathered because it does not have a foundation. The air conditioning is only located two rooms and is a BTU unit. Junk yards cover the vicinity. Nothing has changed since last year and would like the same reduction from the BAA.

DECISION: **The appeal was granted with a reduced assessment from \$151,550.00 to \$144,375.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

82. **NAME: Ron and Katherine Sebring**

ADDRESS: 431 Oxoboxo Dam Road, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 2792 Account #: 02001009 Map ID: 044/004/009

PRESENTATION: Appellant reported not changes since last year and would like the same reduction.

DECISION: **The appeal was granted with a reduced assessment from \$431,590.00 to \$384,480.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**83. NAME: Joseph and Ernestine Leitao**

ADDRESS: 480 Route 82

TYPE: Real Estate

Property ID: L0274900

PRESENTATION: Appellant brought maps. The lots are under water and also have an easement. Only 1/8<sup>th</sup> of the land is buildable. The flood map has been expanded over the sub-division lot since the maps were approved.

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor -Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation and decision was recorded by Marie Smith.*

**84. NAME: Susan Kaye (1)**

ADDRESS: 1946 Rt 85, Oakdale, Ct. 06370

TYPE: Real Estate

Property ID: K0039800

Presentation: Appellant reported the property is historic farm land. She noted the instructions on the assessors form are not clear. It was her father's farm opposite Beckwith Road. Originally, it was a 200 acre parcel and now she is left with 78 acres. The camper was sold. She now has four lots and one house and they are not part of the Daisy Hill project. The final subdivision has a triangle piece cut out of the property for the septic system. This affects the historical value of the property. Appellant submitted a detailed appraisal, maps and comparisons. She also submitted a Comparative Analysis from 2006. **The BAA scheduled a visit to the site on all properties.**

DECISION: **The appeal was granted with a reduced assessment from \$239,060.00 to \$219,000.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**85. NAME: Susan Kaye (2)**

ADDRESS: 6 Daisy Hill Drive, Oakdale, Ct.

TYPE: Real Estate

Property ID: K2007001

PRESENTATION: Reference to #85

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**86. NAME: Susan Kaye (3)**

ADDRESS: 4 Daisy Hill Drive, Oakdale, Ct.

TYPE: Real Estate

Property ID: K2007002

PRESENTATION: Reference to #85

Decision: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**87. NAME: Susan Kaye (4)**

ADDRESS: 8 Daisy Hill Drive, Oakdale, Ct.

TYPE: Real Estate

Property ID: K2007003

PRESENTATION: Reference to #85

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon.*

**88. NAME: Susan Kaye (5)**

ADDRESS: 10 Daisey Hill Drive, Oakdale, Ct.

TYPE: Real Estate

Property ID: K2007004

PRESENTATION: Reference to #85

DECISION: **The appeal was denied.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.  
The decision was recorded by Monica Pomazon.*

**89. NAME: Cinzia Tortora (1)**

ADDRESS: Lake Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7417 Account #W0646600 Map ID: 1098/072/000

PRESENTATION: Appellants representative, Mr. Brad Currier told the BAA he is a master real estate practitioner. His presentation compares apples to apples. Numerous pictures, maps and comparisons were submitted. This is a summer cottage. It has an "F" code / Grade "C" with open rafters with no installation. All of the work is open. The furnace is very old and is oil fired in great need of repairs. The furnace sits right in the kitchen. It has a fireplace. Based on the evidence, this should be a Grade "D." All wiring is also open. The functional obsolesces should be less than 5%. He would like 50% depreciation, 5% additional reductions for obsolesces,

DECISION: **The appeal was granted with a reduced assessment from \$213,440.00 to \$194,760.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon*

**90. NAME: Cinzia Tortora (2)**

ADDRESS: Lake Drive, Oakdale, Ct. 06370

TYPE: Real Estate

PROPERTY ID: Vision ID: 7421 Account#:S0647000 Map ID: 108/076/000

PRESENTATION: Appellants representative submitted numerous pictures, maps, street cards and comparables. He noted based on these facts, there appears to be a deficiency in the system for calculation based on the hard facts submitted related to the comparables. A substantial reduction is in order.

DECISION: **The appeal was granted with a reduced assessment from \$153,300 to \$52,050.00.**

Motion by: Mr. Wilson

Seconded by: Ms. Gatheral

The vote was unanimous. Motion Carried. (3 In Favor- Gatheral, Pomazon, Wilson – 0 Opposed)

*The presentation was recorded by Marie Smith.*

*The decision was recorded by Monica Pomazon*