

Town of Montville
Board of Assessment Appeals
Regular Meeting Minutes
Monday, March 21, 2022, 10:00 a.m.
Montville Town Hall – Room 203

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, 2021 Grand List as well as the 2020 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2021 were required to submit an appeal form by February 20, 2022.

Hearings will be held by appointment on the following dates and times:

Saturday, March 5, 2022, 9:00 a.m.
Monday, March 7, 2022, 5:00 p.m.
Thursday, March 10, 2022, 6:00 p.m.
Monday, March 14, 2022, 5:00 p.m.
Wednesday, March 16, 2022, 6:00 p.m.
Monday, March 21, 2022, 10:00 a.m.

The meetings will be held in Room 203.

1. Call to Order

Chairman Murphy called the meeting to order at 10:00 a.m.

2. Roll Call

Present were Board Members Richard Cenami, Gary Murphy, and Florence Turner. Absent were Alternate Board Members Sean Furlow and Joan Paskewich.

3. Presentation

a. eQuality Valuation Services, LLC, regarding the 10/1/2021 Montville town-wide Revaluation.

A Representative of eQuality Valuation Services, LLC, who handled the values for the town's recent revaluation, provided a brief presentation to the Board regarding the process. He stated that the revaluation reflects the market during the period of October 1, 2021 to October 1, 2022. During this period, the average increases were in the upper teens. The market continues to hold steady and has not yet begun to decrease. When determining the value of the properties, their primary focus is placed on the warrantees or arms-length transaction sales of the properties.

Due to the COVID-19 Restrictions, no in-person/in-home inspections were conducted. Data mailers, which included pertinent information on the property, were mailed to the

property owners who were asked to confirm the information. They received approximately 75% responses. Simple changes, e.g., siding, were made. For other changes, including changes to the square footage, the existence of a basement, number of bathrooms, the property owners were contacted and physical inspections were conducted, as necessary. The sales of comparable properties were then investigated and the values were established. In addition, as required by the State, each of the properties was tested for five (5) items. The test ensures that all of the properties and their respective values are treated fairly. They met with less than 3% of the property owners to discuss the valuation of their property. Due to the tools and information now available to the public, there were a reduced number of individuals requesting a meeting with the company regarding the valuation of their property.

Utilization of Sales from Fairfield County (Board Member Turner) – In response to the reporting of one of the Appellants who stated that he was informed by an eQuality Representative that the assessments were based on the sales of comparable properties located in Fairfield County, he stated that the residential values are determined from sales deriving from the within the town during given time period only. The values of certain commercial properties might derive from similar properties located throughout the State.

Mixed-use Properties (Board Member Turner) – In addition to the sales of properties located within the area, they also consider any applicable information related to the rental rate and the owner-submitted income and expense reports to determine its value.

Wetlands (Board Member Murphy) – Assessments are divided into buildable and excess land. Wetlands are considered excess land.

Revaluation Process – Due to the pandemic, no in-person, in-home inspections were conducted.

Significant Changes in the Area (Board Member Turner) – The Company reviews the recent and historical sales of properties located in the area. The assessments of properties located in areas where any transformations that might negatively affect the sale of the property have occurred might be reduced by five to ten percent. Some of the field cards will indicate the reduction; others will include neighborhood pricing, which takes into consideration the rate of the entire area to ensure consistency.

Rental Units (Board Member Murphy) – The onus is on the property owner to submit the necessary documentation, i.e., Income and Expense Statement, to state their case for units that have sustained damage by the tenants.

Unacceptable Living Conditions (Board Member Murphy) – Oftentimes, all of the previous deductions are not considered in an effort to begin the valuation with a clean

slate. Due to the nature of the market, lower-valued properties have also increased in value.

Environmental Factors (Board Member Turner) – Such limitations as ledges or wetlands do not significantly affect the assessed value of the home. That being said, a property's limitations due to the topography of the property are considered in determining the value of a property.

Aerial Flyover – Many tools were available to assess the value of the properties, including an aerial flyover, the town's sketches, and a comparison between the former and current properties. Such non-intrusive methods are being utilized to a greater extent to limit infringing on the homeowners.

Revaluation Meetings (Board Member Murphy) – Under normal conditions, approximately 2% of the town's homeowners meet with them. During this revaluation, approximately 3% of the property owners met with representatives from the company to discuss the assessed value of their property, which is not unusual based on the current market.

Lack of Timely Response (Board Member Murphy) – The Company utilizes an answering company to answer phone calls and set appointments utilizing their software. Unfortunately, the answering company was short-staffed resulting in many of the calls not being properly relayed or answered. The Company is planning to hire additional in-house staffing so that calls can be responded to more directly.

4. Approval of the:

- a. Regular Meeting Minutes of Wednesday, March 14, 2022
- b. Regular Meeting Minutes of Monday, March 16, 2022

Motion made by Board Member Turner, seconded by Board Member Cenami, to approve the Regular Meeting Minutes of Wednesday, March 14, 2022, and Monday, March 16, 2022. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

5. New Business

- a. To Consider and Act on a Motion to hear appeals brought to the Board of Assessment Appeals regarding Real Estate and Personal Property for the Grand List of October 1, 2021 as well as the 2020 Supplemental Motor Vehicle assessments.

No additional appeals were heard.

6. Old Business

- a. To Consider and Act on a Motion to discuss and take action regarding the Board of Assessment Appeals heard at the meetings held on Saturday, March 5; Monday, March 7; Thursday, March 10; Monday, March 14; Wednesday, March 16, and;

Monday, March 21, 2022.

Motion made by Board Member Turner, seconded by Board Member Cenami.

Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Nicholas Fumai and Lisa A. Caliendo, 60 Rainbow Drive, Account No. 20210014

Based on the square footage and the number of rooms, the Board agreed to lower the assessed value of the property to \$102,690.00.

Real Estate Appeal of Valerie and Sharon Longo, 11-R Chris Drive, Account No. Z0358800

The Board Members agreed to reduce the assessed value of the property to \$270,000.00.

Real Estate Appeal of Phyllis and William Grohocki, 20 Skyline Drive, Account No. G0462800

The Board Members denied the appeal.

Real Estate Appeal of Derrick V. Jones and Tina Muniz-Jones, 60 Hammel Lane, Account No. B0353600

The Board Members agreed to reduce the assessed value of the property to \$110,000.00.

Real Estate Appeal of Daniel J. and Marissa Russo, 26 Fox Hollow Drive, Account No. F0066900

The Board Members agreed to reduce the assessed value of the property to \$316,010.00.

Personal Property Appeal of Victoria Alton, 15 Cottage Road, Account No. A4002200

The Appellant was not present for her appeal.

Real Estate Appeal of Chadler S. Davis, 499 Raymond Hill Road, Account No. B0189400

The Board Members agreed to reduce the assessed value of the property to \$147,080.00.

Real Estate Appeal of Jeffrey A. Quarto, 746 Route 32, Account No. Q0392400

The Board Members agreed to reduce the assessed value of the property to \$211,980.00.

Personal Property Appeal of Danny Malinguaggio, 15 Cottage Road, Account No. 20211135

The Appellant was not present for the Appeal.

Real Estate Appeal of Peggy Ryan, 16 Glendale Road, Account No. R0402400

The Board Members agreed to reduce the assessed value of the property to \$108,090.00.

Real Estate Appeal of Eva Ahern, 18 Blumenthal Drive, Account No. V2006001

The Board Members agreed to reduce the assessed value of the property to \$69,520.00.

Personal Property Appeal of Richard S. Turcotte, 157 Doyle Road, Account No. 20201046

Based on the documentation provided to the Board stating that the property was never transferred over to him, the Board Members agreed to zero out the assessed value of the personal property and its related penalty fees.

Real Estate Appeal of Zamin Limited Liability Company, Syed Kazam, 1030 Route 32, Account No. B0447900

The Board Members denied the appeal.

Real Estate Appeal of Zamin Limited Liability Company, Syed Kazam, 1048 Route 32, Account No. L0447700

The Board Members denied the appeal.

Real Estate Appeal of John Franklin & Emily Christine Biederka, 970 Grassy Hill Road, Account No. V0007100

The Board Members agreed to reduce the assessed value of the property to \$230,080.00.

Real Estate Appeal of Erik A. Lachapelle, 12 Lochdale Drive, Account No. Z0477326

The Board Members denied the appeal.

Real Estate Appeal of John R. Radley, 203 Doyle Road, Account No. M2004002

The Board Members agreed to reduce the assessed value of the property to \$211,770.00.

Personal Property Appeal of Radio Communications Corp, dba Radio Communications Service, Bob Knapp 316 Chapel Hill Road, Account No. A9600172

Due to the removal of equipment several years ago, the Board Members agreed to zero out the assessed value of the personal property and its related penalty fees.

Personal Property Appeal of AZ Corporation, Meredith Garner, Mohegan Sun Account No. A2015007

The Appellant was not present for the appeal

Real Estate Appeal of Josee F. & Mohamed B. Errami, 11 Ann Avenue, Account No. E0669700

The Appellant was not present for the appeal

Personal Property Appeal of Wendall Reeves, 157 Doyle Road, Account No. 20181038

The Board Members agreed to reduce the assessed value of the property to \$49,150.00 and the associated penalty was reduced to \$8,874.00.

Real Estate Appeal of Daniel W. Hallisey, 977 Old Colchester Road, Account No. H0157900

The Board Members agreed to reduce the assessed value of the property to \$126,340.00.

Real Estate Appeal of JCM Montville Acquisitions, LLC, 2057 Route 32, Account No. E2006000

The Board Members denied the appeal.

Real Estate Appeal of Nicole Marie Roberge, 41 Woodland Drive, Account No. P0517800

The Appellant was not present for the appeal

Real Estate Appeal of Bonnie L. Wilcox, 340 Maple Avenue, Account No. W0417900

The Board Members agreed to reduce the assessed value of the property to \$90,000.00.

Real Estate Appeal of Steve A. & Kim B. Meyer, 4 Haley Road, Account No. M0314600

The Board Members agreed to reduce the assessed value of the property to \$119,660.00.

Real Estate Appeal of Preston L. Dominique, 280 Leffingwell Rd #6, Account No. C2009001

The Board Members agreed to reduce the assessed value of the property to \$17,080.00

Real Estate Appeal of 888 Holdings LLC, Marianne Malerba, 912 Route 32, Account No. 20211013

The Board Members agreed to reduce the assessed value of the property to \$250.00 and the associated penalty was reduced to \$62.50.

Real Estate Appeal of Mandes LLC, John & Artemisia Mandes, 46 Platoz Drive, Account No. M0139300

The Board Members denied the appeal.

Real Estate Appeal of John Mandes, 36 Platoz Drive, Account No. M2007001

The Board Members denied the appeal.

Real Estate Appeal of John & Artemisia Mandes, 51 Lisa Lane, Account No. W0180500

The Board Members denied the appeal.

Real Estate Appeal of Pietro A. Scelfo, 449 Kitemaug Road, Account No. P0136900

The Board Members agreed to reduce the assessed value of the property to \$120,000.00.

Real Estate Appeal of Tyler James & Maegan Lee Renshaw, 272 Old Colchester Road, Quaker Hill, Account No. W0034200

The Board Members agreed to reduce the assessed value of the property to \$206,860.00.

Real Estate Appeal of Dale C. Shanhotlzer, c/o Eichholtz, 262 Connecticut Boulevard, Account No. S0540800

The Board Members agreed to reduce the assessed value of the property to \$150,970.00.

Real Estate Appeal of Montville Power, LLC, 60-90 Lathrop Rd, Uncasville, Account No. C0327300

The Appellant was not present for the appeal

Personal Property Appeal of Bluepipes Enterprises, Beverly J Evvard, 244 Chesterfield Road, Account No. E2007117

The Board Members denied the appeal.

Personal Property Appeal of Jayson P. Coleman, Groundwork Enterprise, LLC, 54 Leffingwell Road, List No. 20181043

Based on the documentation provided to the Board stating that the property was no longer utilized for storage, the Board Members agreed to zero out the assessed value of the personal property and its related penalty fees.

Real Estate Appeal of Nicole Marie Roberge, 41 Woodland Drive, List No. P0517800

The Board Members denied the appeal.

Real Estate Appeal of Horace M. Newbury, Woodchuck Road, List No. N0068700

Due to the inaccessibility of the building lot, the Board Members agreed to designate the area as excess property, reducing its assessed value to \$10,920.00.

Real Estate Appeal of Tina M. Clark, 1548 Old Colchester Road, List No. M0660900

The Board Members agreed to reduce the assessed value of the property to \$131,680.00.

Real Estate Appeal of Bruce and Linda J. Wisniewski, 156 Massapeag Side Road, List No. W0194800

The Board Members agreed to reduce the assessed value of the property to \$168,560.00.

Real Estate/Commercial Property Appeal of 281 Route 32, LLC, 281 Route 32, List No. H0337300

The Board Members agreed to reduce the assessed value of the property to \$163,550.00.

Real Estate Appeal of Adam McNiece, 178 Ridge Hill Road, List No. M0020900

The Appellant was not present for the Appeal.

Real Estate Appeal of Idalia Quinones, 8 Peachvale Drive, List No. B0439100

The Board Members denied the appeal.

Real Estate Appeal of Nisa Murallo, 6 Crandall Hill Road, Lot 2, List No. S9800004

The Board Members agreed to reduce the assessed value of the property to \$14,030.00.

Personal Property Appeal of Helen Rusnak, 25 Pequot Ledge, List No. R2015002

The Board Members agreed to reduce the assessed value of the property to \$5,000.00 and the associated penalty was reduced to \$1,250.00.

Personal Property Appeal of The Studio for Oral Designs, LLC, 431 Oxoboxo Dam Road, List No. 20211063

Because manufacturing equipment is tax-exempt, the Board Members agreed to zero out the assessed value of the personal property.

Real Estate Appeal of Joseph Falman, 79 Massapeag Side Road, List No. C0151100

The Appellant was not present for the Appeal.

Real Estate Appeal of Verna A. Miller, 41 New London Turnpike, List No. M0676300

The Board Members agreed to reduce the assessed value of the property to \$89,000.00.

Real Estate Appeal of Laurence P. Eiden, Jr., 640 Route 82, List No. Z9400060

The Board Members denied the appeal.

Personal Property Appeal of Thames Electric, Michael Gero and Kurt Terpe, 36 Hickory Drive, List No. T2014105

The Board Members denied the appeal.

Personal Property/Commercial Appeal of CP Marine & Diesel Services, Inc., 63 Lake Drive, List No. 20211161

Because taxes were paid for by the Appellant in the Town of Wallingford, the Board Members agreed to zero out the assessed value and its related penalty fees.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 3:28 p.m.

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town of Montville