

Town of Montville Board of Assessment Appeals

Regular Meeting Minutes

Wednesday, March 11, 2015

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, 2014 Grand List as well as the 2013 Supplemental Motor Vehicle assessments.

All persons wishing to appeal their assessments on the Grand List of October 1, 2014 were required to submit an appeal form by February 20, 2015.

Hearings will be held by appointment on the following dates:

Tuesday, March 10, 2015	6:00 p.m.
Wednesday, March 11, 2015	6:00 p.m.
Saturday, March 14, 2015	9:00 a.m.

The meetings will be held in Room 203.

1. Call to Order
Chairman Pike called the Regular Meeting of the Board of Assessment Appeals to order at 6:00 p.m.
2. Roll Call
Present were Board Members Jon Chase and Wills Pike. Absent was Board Member Stan Gwudz due to illness. Also present was Assessor's Clerk Jerl Casey.
3. Approval of the meeting minutes of:
 - a. Regular Meeting Minutes of September 13, 2014 – *tabled*
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, 2014.
Motion made by Board Member Chase, seconded by Board Member Pike. Voice vote, 2-0, all in favor. Motion carried.

Real Estate Appeal of Richard Nickell for property located at 36 Ventura Drive, Account #V0286000

Mr. Nickell was sworn in by Board Member Chase. Mr. Nickell is seeking a reduction in the appraised value of his home to \$300,000.00 – \$325,000.00 based upon the appraisal of the home at the time of purchase in November 2014. While he believed the information on his

Vision Property Card to be correct, upon further review it was discovered that some erroneous information may exist on the Card with regards to the upstairs heating and the existence of both a basement and a raised basement.

Real Estate Appeal of Nancy Booth for property located at 187 Fitch Hill Road, Account #B2006002

Nancy Booth was sworn in by Board Member Chase. Ms. Booth is seeking a reduction in the appraised value of the property from \$79,590.00 to \$45,000.00 due to the declining value of land as evidenced by the selling price of the neighboring lots. As the result of the declining value, her original asking price of \$125,000.00 has been reduced to \$50,000.00. No improvements or changes have been made to the property. It was clarified that the differences in the value of the property in relation to other properties in its vicinity are due to the varying characteristics of the properties as well as the quality of the land.

Real Estate Appeal of Nancy Booth for property located at Fitch Hill Road, Account #B2006004

Ms. Booth, McNaught Acres Association, is seeking a reduction in the appraised value of the property from \$26,240.00 to \$9,000.00 due to the inclusion of high-tension wires and wetlands on the property as well as the overall declining value of land. She presented a map of the property, pointing out the location of the high-tension wires and wetlands included on the property of 5.83 acres. No improvements or changes have been made to the property. The Board will investigate the zoning of the property.

Personal Property Appeal of David Hickey, Thomas G. Faria Corporation, for property located at 385 Route 32, Account #F4017800

David Hickey and Chief Financial Officer (CFO) Ola Soderquist were sworn in by Board Member Chase. Mr. Hickey is seeking a reduction in the assessed value of his company's personal property due to the scrapping of approximately \$1,750,000.00 worth of equipment; two exemptions, which should have been increased, rather than decreased, and; the depreciation of equipment. He believes that the former Vice President of Finance neglected to report the scrapped equipment to the Town. The Board suggested the Appellant review the information that was previously filed with the Tax Assessor and present a list of their current, acquired, and scrapped equipment along with their respectful values and return on Saturday at 9:00 a.m. to present these materials as it is difficult for them to arrive at any decision(s) without the proper documentation. In addition, it was noted that the Tax Assessor's office requires invoices for any newly acquired equipment for which a Company is seeking an exemption. Should they be unable to provide any documentation regarding the scrapped equipment, the Board may opt to physically visit the premises to verify that the equipment no longer exists on the property.

Real Estate Property Appeal of Jennifer and Hargreaves Tattersall for property located at 717 Raymond Hill Road, Account #B0222800

Hargreaves Tattersall was sworn in by Board Member Chase. Mr. Tattersall is seeking a reduction of the appraised value of his home from \$302,790.00 to \$284,900.00 based upon an incompletely finished basement; comparable prices of other homes, which were recently sold, in the neighborhood, and; the considerable amount of unusable land, i.e., wetlands, on his property. He stated that work had begun on the basement but, due to insufficient funds, the project was aborted. He presented photographs of his basement showing that it contained only the framing and insulation, partial electrical, and partial plumbing. Items have been roughed in, but were never completed. The remaining information on the Vision Property Card was verified. Six (6) comparable properties were also presented with the application. The property sits on 1.74 acres, approximately half of which is wetlands.

Real Estate Property Appeal of Paul and Deborah Sheldick for property located at 232 Massapeag Road, Account #S0143900

Paul Sheldick was sworn in by Board Member Chase. Mr. Sheldick stated that, in a recent review of his Vision Property Card, he discovered that there was an 11% increase in the assessed value of his home. The increase appears to be related to a building permit he received for an addition to the property, which is still under construction. One of the discrepancies is the dimensions of the addition, which is indicated as 18 x 30 or 540 square feet, but is actually 200 square feet, as indicated on the Uncas Health District application and the plan. He stated that the first floor is basically complete, while the second floor is only partially roughed in. Currently, no insulation, heating, or electrical has been installed. Other discrepancies on the Card includes the dimension of the sunroom which should read 14 x 16 and 16 x 18 rather than 18 x 30, the setback of the garage is further than indicated, and the acreage should read 2.429 rather than 2.55 acres. In terms of the acreage, they recommended he bring in the original subdivision and plot plan to the Tax Assessor, who can determine and adjust the information, accordingly, for subsequent tax years.

Real Estate Property Appeal of Nicholas and Deborah Dinsmoor for property located at 54 Lake Drive, Account #S0656000

Nicholas and Deborah Dinsmoor were sworn in by Board Member Chase. Mrs. Dinsmoor stated that they are seeking a reduction in the appraised value of their property from approximately \$87,000.00 to \$30,000.00, the purchase price of the home. The Dinsmoors reside at 50 Lake Drive and purchased the neighboring property in hopes of expanding upon their property and converting the existing home into a utility shed. After purchasing the property in October 2014, they discovered that it had been stripped of its furnace, plumbing, and heating baseboards, had moldy carpeting and rotting floorboards, and no insulation. The Appellants presented photographs of the interior of the home. In addition, the Insurance Company assessed the property at \$17,000.00. A quick review of their Vision Property Card

revealed that the size of the home may be erroneous, reading 743 rather than 671 square feet as determined by a recent measurement of the interior of the structure by Mr. Dinsmoor.

Real Estate Property Appeal of Wayne, Lynn, and Judy Nelson for property located at 736 Norwich-New London Turnpike, Account # R0231800 and #M0231700

Attorney Harry Heller and Lynn & Wayne Nelson were sworn in by Board Member Chase. The Nelsons are requesting a reduction in the assessed value of their property to \$1,000.00. Atty. Heller presented a map of the properties (lots 7 and 8) in question and a Deed, dated 1918. The Nelsons have not received a tax bill from the Town since it was acquired in the early 1950s, but received a tax bill for \$29,000.00 in September 2014. This particular action is currently pending in court for excessive taxation. It has been assumed by the owners that the property is part of the farming unit under Public Act 490 since the Act's existence because no tax bill was ever received for the property. The lots were purchased with lots 30 and 31 and are included in a singular Deed and, while in the vicinity of the lots, they are not contiguous to the existing farm. Because the parcels are landlocked, i.e., there is no right-of-way to the property, the value of should be deemed nominal. The costs to provide the property with access and utilities, making it usable, would exceed the value of the property. It was noted that the assessed value of \$1,000.00 is the value the Town of Montville places on wasteland property, i.e., land that's under rights of way or wetlands.

Real Estate Appeal of Yeshi Choedon for property located at 19 Porach Road, Account #S0606300

Realtor Marianne Malerba and Namgyal Kalsang were sworn in by Board Member Chase. The Appellant is seeking a reduction in the assessed value of the property from \$161,440.00 to \$119,000.00 – \$130,000.00. Ms. Malerba stated that the Appellant's mortgage was approved for \$187,000.00 with an assessment of \$119,000.00 in December 2014 and, based on recent values, should be assessed for \$130,000.00. In speaking with the Tax Assessor, she discovered that the assessed value was based on the 2011 value of the property. As such, she provided the Board with a 2011 Comparable Marketing Analysis of nine (9) properties located within an eight (8) mile radius. She also provided graphs of the median values of homes from 2011 to 2014 in the Town of Montville. While there was a question regarding the type of wood flooring in the home, the information on the Vision Property Card was confirmed. Ms. Malerba was commended continuing to support her client and helping him in the appeal process.

5. Adjournment

The meeting was adjourned at 9:01 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville