

Town of Montville Board of Assessment Appeals
Regular Meeting Minutes
Wednesday, March 18, 2015 – 3:00 p.m.
Room 203 – Town Hall

1. Call to Order

Chairman Pike called the regular meeting of the Board of Assessment Appeals to order at 3:00 p.m.

2. Roll Call

Present were Board Members Jon Chase, Stanley Gwudz, and Wills Pike. Also present was Assessor Lucy Beit and Assistant Assessor Mary Anne Lesieur.

3. New Business – *none*

4. 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 Tuesday, March 10, 2015; Wednesday, March 11, 2015, and; Saturday, March 14, 2015.

Motion made by Board Member Chase, seconded by Board Member Gwudz.

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

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

Motion made by Board Member Gwudz, seconded by Board Member Pike, to deny the appeal based on comparable properties. Discussion: Discussion ensued regarding the Board's power to adjust the assessment of properties based upon their current values. By law, properties are re-evaluated every five (5) years and the assessment of those properties is based upon that re-evaluation. As such, the assessed value of properties cannot be adjusted based upon current sale(s). While a home may be equipped with multiple heating systems, the Vision Property Card can only reflect one of the heating systems. Voice vote, 3-0, all in favor. Appeal denied.

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

Motion made by Board Member Chase, seconded by Board Member Gwudz, to deny the appeal due to the lack of supporting documentation. Voice vote, 3-0, all in favor. Appeal denied.

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

Motion made by Board Member Pike, seconded by Board Member Gwudz, to deny the appeal due to the lack of tangible documentation. Voice vote, 3-0, all in favor. Appeal denied.

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

Motion made by Board Member Gwudz, seconded by Board Member Pike, to dismiss the appeal based on Mr. Hickey's withdrawal of his appeal. Voice vote, 3-0, all in favor. Appeal dismissed.

Motion made by Board Member Chase, seconded by Board Member Pike, to reopen and amend their decision denying the appeal. Discussion: Upon further discussion, it was suggested they reopen and adjust their decision so as to provide Mr. Hickey with the opportunity to take further action should he wish to do so. Discussion: Voice vote, 3-0, all in favor. Appeal amended and denied.

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

Motion made by Board Member Pike, seconded by Board Member Gwudz, to adjust the assessed value of the building from \$167,380.00 to \$156,220.00, reducing the total value of the assessment from \$211,960.00 to \$200,800.00. The assessment of the land will remain the same. Voice vote, 3-0, all in favor. Appeal granted.

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

Due to the inability to correspond their documentation with the information provided by the Appellant, the Board agreed to contact Mr. Sheldick to schedule a visit and conduct a physical inspection of the property for further clarification.

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

Motion made by Board Member Gwudz, seconded by Board Member Chase, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

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

Motion made by Board Member Gwudz, seconded by Board Member Pike to deny the appeal based on the fact that the valuation is consistent with that of other similar

landlocked properties in the Town of Montville. Voice vote, 2-1. Voting in Favor: Board Members Gwudz and Pike. Voting in Opposition: Board Member Chase. Appeal denied.

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

Motion made by Board Member Gwudz, seconded by Board Member Pike to deny the appeal based on the fact that the valuation is consistent with that of other similar landlocked properties in the Town of Montville. Voice vote, 2-1. Voting in Favor: Board Members Gwudz and Pike. Voting in Opposition: Board Member Chase. Appeal denied.

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

Motion made by Board Member Gwudz, seconded by Board Member Pike, to reduce the assessment from \$161,440.00 to \$140,000.00 based on the information provided by the Appellant's Realtor and taking into consideration the renovations conducted on the home. Voice vote, 3-0, all in favor. Appeal granted.

Real Estate Appeal of Xiu Mei Lu for property located at 1100 Route 32, Account #J0448500

Motion made by Board Member Gwudz, seconded by Board Member Pike, to deny the appeal. Voice vote, 3-0, all in favor. Appeal denied.

Personal Property Appeal of Jo Michaelson, Montville Veterinary Associates, for property located at 907-B Route 32, Account #Z7052

Motion made by Board Member Gwudz, seconded by Board Member Pike, to reduce the assessment from \$64,356.00 to \$48,290.00. Voice vote, 3-0, all in favor. Appeal granted.

Personal Property Appeal of Hyman Companies, Landau N, for property located at One Mohegan Sun Boulevard Account #L2001131

Hyman Companies was not present for their Appeal.

Personal Property Appeal of Matthew Kobyluck, Kobyluck Sand & Gravel, Inc., 170 Oxoboxo Dam Road, Account #K4026500

Motion made by Board Member Gwudz, seconded by Board Member Pike, to deny the appeal. Discussion: It was clarified that the State no longer reimburses the Town for

manufacturing exemptions and it was discovered that the company has not been receiving the exemption. Voice vote, 3-0, all in favor. Motion passed. Appeal Denied.

Personal Property Appeal for Simos Fatiodis, Japan Karate Association of Montville, for property located at 1242 Old Colchester Road, Account #K2005006

Motion made by Board Member Gwudz, seconded by Board Member Pike, to reduce the assessment from \$8,230.00 to \$3,175.00. Discussion: Board Member Chase recused himself from the appeal, stating that he had previously represented Mr. Fatiodis in another case regarding a different property. Voice vote, 2-0-1. Voting in Favor: Board Members Gwudz and Pike. Voting in Opposition: None. Voting in Abstention: Board Member Chase. Motion passed. Appeal Granted.

Real Estate Appeal of Andrew Bakoledis for property located at 60 Pheasant Run, Account #O9900035

Motion made by Board Member Gwudz, seconded by Board Member Pike, to adjust the assessment from \$214,190.00 to \$173,080.00. Voice vote, 3-0, all in favor. Motion passed. Appeal Granted.

Real Estate Appeal of Leo and Mary Archambault for property located at 641 Route 32, Account #C9500006

Motion made by Board Member Chase, seconded by Board Member Gwudz, to deny the appeal. Discussion: Because the Board does not have the authority to rescind or waive any penalties, the Board agreed to deny the appeal. It is recommended for individuals to either send their payment(s) via certified mail or to request an extension. Voice vote, 3-0, all in favor. Motion passed. Appeal Denied.

5. Adjournment

Motion made by Board Member Gwudz, seconded by Board Member Chase, to adjourn the meeting at 5:11 p.m. Voice vote, 3-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville