

Town of Montville
Board of Assessment Appeals
Regular Meeting Agenda
Wednesday, March 20, 2024, 6:00 p.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, 2023 Grand List as well as the 2022 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the Grand List of October 1, 2023 were required to submit an appeal form by February 20, 2024.

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

- Saturday, March 9, 2024, 9:00 a.m.
- Wednesday, March 13, 2024, 6:00 p.m.
- Thursday, March 14, 2024, 6:00 p.m.
- Wednesday, March 20, 2024, 6:00 p.m.
- Thursday, March 21, 2024, 6:00 p.m.

The meetings will be held in Room 203.

1. Call to Order

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

2. Roll Call

Present were Board Members Richard Cenami, Gary Murphy, and Florence Turner. Absent were Board Members Sean Furlow and Joan Paskewich. Also present was Assessor's Clerk Dawn Attardo.

3. Approval of the Minutes:

a. Regular Meeting Minutes of Wednesday, March 13, 2024

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

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

4. 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, 2023 as well as the 2022 Supplemental Motor Vehicle assessments.

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

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

- b. To Consider and Act on a Motion to Act on Appeals brought to the Board of Assessment Appeals regarding Real Estate and Personal Property for the Grand List of October 1, 2023 as well as the 2022 Supplemental Motor Vehicle assessments.

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

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

Personal Property Appeal of James and Alma Barreto, Pequot Ledge Campground, Lot 42, Account No. 20201047

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the assessed value of the Personal Property Assessment of James and Alma Barreto, Account No. 20201047, to \$0.00 (zero). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Lusca Tattoo, LLC, 58 Doyle Road, Account No. 20211077

The Appellant was not present for the Appeal.

Personal Property Appeal of Crowned Caldwell Solutions, LLC, 70 Broadview Avenue, Account No. 20221127

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the assessed value of the Personal Property Assessment of Crowned Caldwell Solutions, LLC, Account No. 20221127, to \$0.00 (zero). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Ray & Ashley Meyers, 51 Fellows Road, Account No. M2011001

The Board Members reviewed the Field Card which indicates that the assessed value of the property is based on the new single-family residence being 41% complete with no electrical and 100% of the land's value.

Motion made by Board Member Turner, seconded by Board Member Cenami, to deny the Real Estate Assessment of Ray & Ashley Meyers, Account No. M2011001.

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

Personal Property Appeal of Igor Parsadanor, 157 Doyle Road, Account No. 20221179

Motion made by Board Member Turner, seconded by Board Member Murphy, to reduce the Personal Property Assessment of Igor Parsadanor, Account No. 20221179, to \$0.00 (zero). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Kevin & Robin Musto, 7 Jennie Drive, Account No. F0241400

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Real Estate Assessment of Kevin & Robin Musto, Account No. F0241400, to \$165,370.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Kam Lin Ho, 23 Georgia Road, Account No. F0552600

Motion made by Board Member Turner, seconded by Board Member Cenami, to deny the Real Estate Assessment of Kam Lin Ho, Account No. F0552600. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Christopher Ready and Chrystal Anderson, Laurel Lock Campground, Lot 48

The Appellant was not present for the Appeal.

Real Estate Appeal of Frank & Linda Crandall, 10 Daisy Hill Road, Account No. K2007004

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Real Estate Assessment of Frank & Linda Crandall, Account No. K2007004, to \$462,780.00. Discussion: By state statute, a property can be assessed at full value if the individual(s) is residing in the home; a Certificate of Occupancy need not be issued. It was determined that the property is located on one lot. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Fouse Masonry, 550 Route 151, Account No. 20231045

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Personal Property Assessment of Fouse Masonry, Account No. 20231045, to \$80.00, plus a penalty of \$20.00 (total \$100.00). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Point Breeze Association, 67 Point Breeze Road, Account No. P0372400

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Real Estate Assessment of Point Breeze Association, Account No. P0372400, to \$50,000.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Arthur & Helena Birkbeck, 637 Route 163, Account No. A0110900

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Real Estate Assessment of Arthur & Helena Birkbeck, Account No. A0110900, to \$80,000.00 (eighty thousand dollars). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Thomas E. Simone, 135 Maple Avenue, Account No. G0353800

Motion made by Board Member Cenami, seconded by Board Member Turner, to reduce the Real Estate Assessment of Thomas E. Simone, Account No. G0353800, to \$180,000.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Backwood Barns & Sheds, LLC, 4 Walnut Drive, Account No. 20231103

The Appellant was not present for the Appeal.

Personal Property Appeal of Turner Environmental, 68 Ridge Hill Road, Account No. 20201017

Motion made by Board Member Turner, seconded by Board Member Cenami, to deny the Personal Property Assessment of Turner Environmental, Account No. 20201017. Discussion: The Appellant is required, by law, to file a Declaration and supporting documentation, including financial records and/or agreements, of their personal property. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Hubert E. Butler Construction, LLC, 41 Beckwith Drive, Account No. 20181103

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Personal Property Assessment of Hubert E. Butler Construction, LLC, Account No. 20181103, to \$0.00 (zero). Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of T & S Lawn Care, 1017 East Lake Road, Account No. T2011333

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Personal Property Assessment of T & S Lawn Care, Account No. T2011333, to \$26,626.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Monica A. Pomazon, 90 Pequot Road, Account No. A0386200

The Appellant was not present for the Appeal.

Personal Property Appeal of Raymond & Maralyn Anderson, Pequot Ledge Campground, Lot 9-B, Account No. A2000085

Motion made by Board Member Turner, seconded by Board Member Cenami, to reduce the Personal Property Assessment of Raymond & Maralyn Anderson, Account No. A2000085, to \$700.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Hitalk Hotels, LLC, 2049 Route 32, Account No. 20201030

The Appellant was not present for the Appeal.

Commercial Appeal of Montville Apartments, 170 Route 32, Account No. V0289000

The Appellant was not present for the Appeal.

Motor Vehicle Supplement Appeal of William Beyer, 54 Daisy Hill Road, Account No. 80207

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the Motor Vehicle Supplement Assessment of William Beyer, Account No. 80207, to a pro-rated assessment of \$58,380.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

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

Motion made by Board Member Turner, seconded by Board Member Cenami, to deny the Real Estate Assessment of Adam McNiece, Account No. M0020900. Discussion: The records indicate that the Appellant did not apply for a farm exemption for the applicable Grand List year; he may re-apply to qualify for the farm exemption. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Adam McNiece, 1446 Route 85, Account No. M0019700

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the Real Estate Assessment of Adam McNiece, Account No. M0019700, to \$250,000.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of The Studio for Oral Design, 431 Oxoboxo Dam Road, Account No. 20211063

Motion made by Board Member Murphy, seconded by Board Member Cenami, to deny the Personal Property Assessment of The Studio for Oral Design, Account No. 20211063. Discussion: The Appellant's admittance and the Town's records indicate that the required documents were not received in a timely manner to qualify for a state exemption. Voice vote, 3-0, all in favor. Motion carried.

Personal Property Appeal of Heidi Miller, Pequot Ledge Campground, Lot 17, Account No. B2000091

Motion made by Board Member Cenami, seconded by Board Member Turner, to reduce the Personal Property Assessment of Heidi Miller, Account No. B2000091, to \$350.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Howard W. Beetham, 20 Kitemaug Road, Account No. B0138000

The Appellant was not present for the Appeal.

Personal Property Appeal of Tech-Air, Inc., 152 Route 163, Account No. T4050100

Motion made by Board Member Murphy, seconded by Board Member Turner, to reduce the Personal Property Assessment of Tech-Air, Inc., Account No. T4050100, to \$15,081.00. Discussion: None. Voice vote, 3-0, all in favor. Motion carried.

Real Estate Appeal of Florence Turner, 204 Route 163, Account No. T0389600

A letter from the Town of Montville Building Official stating that a final inspection for the solar panels has not been conducted, an e-mail from Trinity Solar stating that the solar panels are not yet operational, and electric bills for January and February were submitted for review.

Motion made by Board Member Murphy, seconded by Board Member Cenami, to reduce the Real Estate Assessment of Florence Turner, Account No. T0389600, to \$130,000.

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

3. Adjournment

Motion made by Board Member Turner, seconded by Board Member Cenami, to adjourn the meeting at 8:25 p.m. Discussion: None. Voice vote, 3-0, all in favor. Meeting Adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Montville