

Town of Montville Board of Assessment Appeals  
Regular Meeting Minutes  
Wednesday, April 11, 2012 – 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 April at Town Hall for the sole purpose of hearing appeals related to assessments of **Real Estate**, and **Personal Property** for the October 1, 2011 Grand List as well as the 2010 **Supplemental Motor Vehicle** assessments.

All persons wishing to appeal their assessments on the **Grand List of October 1, 2011** are required to submit an appeal form by **MARCH 20, 2012**. Appeal forms are available in the Assessor's office or on the Town of Montville website at [www.townofmontville.org](http://www.townofmontville.org). For further information, call 860-848-3030 X374.

Hearings will be held by appointment on the following dates:

Tuesday –April 10, 2012	6:00 p.m.
Wednesday- April 11, 2012	6:00 p.m.
Thursday-April 12, 2012	6:00 p.m.
Saturday –April 14, 2012	9:00 a.m.

The meetings of April 10<sup>th</sup>, 11<sup>th</sup> and 14<sup>th</sup> will be held in Room 203 and the meeting of April 12<sup>th</sup> will be held in Room 102.

Ann Mattson, Chairman Board of Assessment Appeals.

1. Call to Order

Chairperson Mattson called the meeting to order at 6:05 p.m. after establishing a quorum.

2. Roll Call

Present were Board Members Wilson, Geary, Mattson and Pike (alternate). Also present was Town Assessor, Lucy Beit.

3. 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 2011.

Motion made by Board Member Geary, seconded by Board Member Wilson, discussion, none, voice vote, 3-0, all in favor, motion carried.

Appeal of Ms. Kimberly Googins for residential property located at 60 D Skyline Drive, account #S0464000. Board Member Wilson swore the appellants in for the record. Ms. Googins stated her property is in disrepair, the water pressure fluctuates, and she feels that the property is overly assessed and she is requesting an assessed value of thirty six thousand dollars because the revaluation company did not take all of the things that make the unit worth less into consideration. Mr. Wilson stated the revaluation company has already dropped the previous assessment by thirty five percent as a result of their findings. Ms. Googins stated she has lived on the property for eighteen years and the property is not being maintained properly by the management company. The Board suggested if Ms. Googins has a problem with the management company she should take it up with them because it is not the responsibility of the Board of Assessment Appeals to enforce maintenance issues in associations. Ms. Beit stated Vision has taken into consideration the fact the units are not in good shape while making their decision regarding the assessments. It is marked on the card they are in "fair" condition.

Appeal of Mr. James Warren Hunt and Mr. Marian Hunt (trust) for residential property located at 41 Lenas Road, account #H0622100. Board Member Wilson swore the appellants in for the record. Mr. Hunt stated his land value has gone up but he discovered there are surrounding properties that have gone down and are comparable and in the same neighborhood. An appointment was made with Vision and they reduced the assessed value but Mr. Hunt does not feel he received a substantial reduction and is asking for additional reductions from the Board.

Appeal of Mr. James Warren Hunt for residential property located at 33 Lenas Road, account #K0622500. Mr. Hunt was sworn in by Board Member Wilson. Mr. Hunt stated the property in question is undevelopable and contains wetlands. He indicated there is an undeveloped piece of waterfront property attached to this property and he discussed the strict setback restrictions he will have to abide by if he chooses to develop this piece of property. He stated the properties that are surrounding this parcel have gone down significantly in value and is requesting a reduction of assessed value from the Board. Ms. Beit stated if the appellants can obtain a letter from Planning & Zoning it would make a big difference in the assessment. Mr. Hunt stated portions of the lot are buildable but the entire 3.3 acres will not allow construction and he does not feel the assessment is fair.

Appeal of Mr. Patrick and Ms. Angela Kennedy for residential property located at 39 Spruce Lane, account #20365100. Mr. Kennedy was sworn in by Board Member Wilson. Mr. Kennedy indicated he has come before the Board of Assessment Appeals in the past and has received reduced assessments, but he stated he feels the property was wrongfully assessed this year and is requesting a reduction for an assessed value of one hundred and thirty four thousand seven hundred and forty dollars from the one hundred and eighty four thousand, seven hundred and forty dollars from the Board. He stated a full inspection was done on the home with an estimate to repair the home but he did not bring this information with him. He stated he had an appraisal done on the property as well but did not provide the Board with this information. Mr. Kennedy expressed his discontent

with the Building Inspector, his contractor and the Town for his ongoing problems with his home.

Appeal of Mandar Corporation, Mr. David Ricciardi for commercial/industrial property located at 179 Gallivan Lane, account #Parcel ID 3113. The appellants did not show for the scheduled hearing.

Appeal of Karlyn Moore for residential property located at 55 Rainbow Drive, map/lot ID# 016/029/T55. Ms. Moore was sworn in by Board Member Wilson for the record. She indicated her assessment has increased by seven thousand dollars this year while her father's house in town was decreased in value this year. The property in question is a manufactured double wide mobile home in a development that does not own its own land and it is fifteen years old and has been flooded two times causing damage. The property is not in good condition and she did not make any improvements over the past year and does not understand why the value should be more than sixty thousand dollars and is requesting a reduction to reflect this.

Appeal of Ms. Paula Murano for residential property located at 39 Lisa Lane, account #K0180800. Board Member Wilson swore Ms. Murano into the record. Ms. Murano stated there is blight in the neighborhood that is reducing the sales value of the homes in the area and are requesting a new assessment with a reduction to reflect a value of one hundred and one thousand, seven hundred and forty dollars. She explained the neighborhood is full of foreclosures, blight, and vandalism and crime causing the area to look unkempt and making it undesirable to live there.

Appeal of NDKLP Montville Associates, LLC for commercial property located at 2040 Route 32, account #G920. The appellants did not show for the scheduled hearing.

Appeal of 9R Burlake, LLC, for real property located on Gay Hill Road, Monahan Drive, and Beacon Lane, #2 Monahan Drive, 9 Monahan Drive, #11 Monahan Drive, #15 Monahan Drive, #19 Monahan Drive, #23 Monahan Drive, #26 Monahan Drive, #27 Monahan Drive, #28 Monahan Drive, #32 Monahan Drive, #36 Monahan Drive, #38 Monahan Drive, #1 Beacon Lane, #2 Beacon Lane, #6 Beacon Lane, #7 Beacon Lane, #8 Beacon Lane, #10 Beacon Lane, #12 Beacon Lane, #15 Beacon Lane, #16 Beacon Lane, #20 Beacon Lane, #21 Beacon Lane, #22 Beacon Lane, #23 Beacon Lane, #26 Beacon Lane, #27 Beacon Lane, #28 Beacon Lane, #29 Beacon Lane and #30 Beacon Lane. Attorney Harry Heller, representing 9R Burlake, LLC was present to discuss the appeals on behalf of his clients. He explained that Phase II does not have bonding and is not under construction and explained the new Zoning Regulations that pertain to these lots and stated the lots as they are cannot currently be sold as building lots until the roads are completed, but they can be sold in bulk only. His clients are requesting a reduction to the assessments as they stand because they are not and cannot be sold as building lots until the improvements to the infrastructure are made to specifications of the Town per the new regulations. A discussion was held regarding how an assessment is determined. Mr.

Heller stated he met with Vision and they granted a small reduction in each assessment but his clients do not believe they were given enough of a reduction and are requesting additional reductions from the Board. 9 R Burlake, LLC is requesting a blended assessment overall of fifteen thousand dollars per lot for the lots on Monahan and Beacon and thirty five thousand dollars for #2 Monahan Drive. He stated they agree the lots have value but they do not believe the lots should be assessed at full value until they can be sold as building lots.

Appeal of KT Tower Enterprises, LLC for property located on Cook Road, account #50556700. Mr. Ken Thomas did not show for his scheduled appointment.

Appeal of Rogovin Samuel Est. and Bergman Stan Trustee c/o Withers Bergman, LP for commercial property located on Route 32, account #R0096700.

Appeal of Rogovin Samuel Est. and Bergman Stan Trustee c/o Withers Bergman, LP for property located on Route 32, account #R0096800.

Appeal of Rogovin Samuel Est. and Bergman Stan Trustee c/o Withers Bergman, LP for property located on Route 32, account #0424300.

Ms. Sarah Rogovin was sworn in by Board Member Wilson. She distributed copies of an appraisal as of June, 2009 that was conducted after the death of her father for all three parcels in question. She stated property values have gone down since the date of the appraisal and she feels the assessment should take this into consideration. She explained to the Board how she determined the value for each parcel of land by taking the appraised value from 2009 (three hundred and fifty five thousand dollars) and dividing it by the number of acres (127.12 acres total) to come up with a total of twenty seven hundred and ninety three dollars per acre of land. She is requesting the Board reduce the assessment on the properties to twenty seven hundred and ninety three dollars per acre and to grant her appeal for all three of the properties.

Appeal of Mr. Roger Lambert for residential property located at 33 Lochdale Drive, account #B2000012. Board Member Wilson swore Mr. Lambert in for the record. Mr. Lambert stated he disagrees with the appraised value based on current market value and is requesting a reduction to three hundred thousand dollars. He submitted comparable sales of homes in town that took place this year for the Board to review.

#### 4. Adjournment

Motion made by Board Member Wilson, seconded by Board Member Geary to adjourn the meeting at 8:50 p.m., discussion, none, voice vote, 3-0, all in favor, motion carried.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville.