

Town of Montville Board of Assessment Appeals
Regular Meeting Minutes
Thursday, April 12, 2012 – 6:00 p.m.
Room 102 – 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. 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 10th, 11th and 14th will be held in Room 203 and the meeting of April 12th will be held in Room 102.

Ann Mattson, Chairman Board of Assessment Appeals.

1. Call to Order

Chairperson Mattson called the regular meeting of the Board of Assessment Appeals to order at 6:00 p.m. after establishing a quorum.

2. Roll Call

Present were Board Members Geary, Wilson, 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 Mr. Charles Rieseck for residential property located at 99 Massachusetts Road, account #B0503200. Board Member Wilson swore Mr. Rieseck in for the record. Mr. Rieseck stated his reason for appeal is the assessment is too high as compared to surrounding properties and is requesting a revision to reflect one hundred and twenty five thousand dollars. He stated his home is on a slab, there is no basement. He stated he has been into the Assessor's office to research homes in his neighborhood and determined he pays less than homes with full basements. He stated he could not find any sales of homes with slabs in his neighborhood for an exact comparison on file in the Assessor's office or online to give to the Board but gave them copies of homes with similar updates and square footage.

Appeal of Ms. Helen Romano for property located on Fitch Hill Road, Map 055, Lot 036, account #Z0258800. Board Member Wilson swore Ms. Romano in for the record. Ms. Romano's reason for appeal is the assessment went up and she stated the land is landlocked and cannot be used, there is no access from the road, and it is bordered on one side by Rt. 395 and the other by Richard Brown Drive. The property is vacant land that has been landlocked since the 1950's and she feels she is being over assessed for the wooded property. The property does not have any easements attached to it and she has no use for it. She is requesting an assessment of no more than two thousand dollars.

Appeal of Mr. Ronald Sydor, Executor of the Estate of Ms. Jean Sydor for property located at 766 Route 163, account #50162700. Mr. Wilson swore Mr. Jean Sydor in for the record. Mr. Sydor's reason for appeal is the building lot should be assessed at one hundred and twenty square feet because it is in an R-20 zone. He is requesting an assessment of one hundred and ten thousand dollars. Mr. Sydor stated he is being assessed for more land than is required to build in this area and would like the excess area to be assessed as excess land or wetlands. He discussed a discrepancy regarding the number of sheds on the property and the overall assessment of his house, he stated he made appointments with Vision to visit the inside of the home and he cancelled them due to health issues. He is requesting a reduction in his home assessment, stating it is one hundred and twelve years old and needs extensive repairs.

Mr. Wilson swore Mr. Dexter in for the record. Mr. Dexter stated there are a total of eight properties as follows;

Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on 48 Saltbox Lane, account #Z0362700; Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on 40 Saltbox Lane, account #Z0362900; Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on 44 Saltbox Lane, account #Z0362800. Mr. Dexter distributed copies of the appraisals from Buckley Appraisal Services of Niantic, CT for all of the properties

for the Board to review, the parcels are zoned R40 and are three acres each. He submitted comparable land sales that depict \$50,000 per parcel.

Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on Old Colchester Road, account #S0053300; Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on Old Colchester Road, Map 015, lot 012, account #S2002000; Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on Old Colchester Road, Map 015, lot 013, account #A2004000. Mr. Dexter submitted an appraisal for all three of the parcels for the Board members to review. He stated the appraisal combines the three parcels into one appraisal and he has divided them out for the Board to review. There is a total of ninety five acres on Old Colchester Road and he is requesting a reduction of the current appraisal for all three properties to three hundred thousand dollars combined.

Appeal of Tarragon Corp., Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on Chesterfield Road, account #A0102500. The property is seventy five acres and Mr. Dexter submitted four comparable recent sales and the appraisal for the property. He is requesting an appraisal of three hundred thousand dollars as full market value of the property.

Appeal of Tarragon Corp, Mr. Jeffrey Dexter, CRSG (authorized agent) for property located on Fire Street, account #S0052600. Mr. Dexter distributed copies of the appraisals for the property and comparable sales. This parcel is forty seven acres consisting of wetlands and is landlocked and is not a desirable property for sale.

Appeal of Dmitry & Oksana Zilbershteyn for property located at 21 Chris Street, account #T0300800. Mr. Peter Dolan, representing the property owners was sworn in by Board Member Wilson. Mr. Dolan submitted an appraisal for the property and comparable sales for properties that recently sold. He stated the recent sales indicate the value of the property is less than its current assessment. The property is in need of total renovations and he requested this be reflected in the assessed value.

Appeal of Walter and Ernest Wainwright for property located at 71 Moxley Road, account #W0061700. Board Member Wilson swore Mr. Wainwright in for the record. Mr. Wainwright stated his assessment is too high for the two hundred foot tower and the farm land and he is requesting a reduction to seventy five thousand dollars. The property is assessed as farm property because there is a working saw mill on the property and that was assessed at fifty thousand dollars during the last revaluation. The street card indicates there is a tower on the property that generates twenty four thousand dollars a year in income and this is reflected in the new assessment. There is a total of fourteen acres on the site assessed as farm and the tower is assessed to the owners of the tower.

Appeal of Mr. Bruce Wiswiewski for property located at 156 Massapeag Side Road, account #W0194800. Board Member Wilson swore Mr. Wiswiewski in for the record.

He stated the house on both side of his property are empty and have not been maintained and have been vacant for over two years. He is requesting a reduction to one hundred and thirty thousand dollars because the surrounding properties are bringing the value of his property down. He stated he has been there for thirty seven years and it is a shame what has happened to the neighborhood. He has been in contact with the town and they were going to help out with the abandoned pool to reduce mosquitoes, he stated the area is infested with ticks because of the tall grass. He hopes the owners of the properties, Mohegan Hill Developers will complete the job of demolishing the properties but to date they have only taken down five of the homes.

Appeal of Mr. Albert and Ms. Marion Ouellette for property located at 401 Kitemaug Road, Parcel ID 2012. Board Member Wilson swore in Mr. and Mrs. Ouellette for the record. Mr. Ouellette stated the reason for appeal is the property is over assessed, he just refinanced the property and the bank informed them the home is not worth the amount the home is assessed for by the Town and are requesting an assessment of two hundred and twenty thousand dollars, the amount they refinanced the home for and the bank indicates it is worth. Mr. and Mrs. Ouellette stated the property is not waterfront property and should not be assessed as such.

Appeal of Mr. Carl Williams for property located on #3 Court Avenue, account #D0653300. Mr. Williams did not show for his scheduled appeal.

Appeal of Mr. Ronald Sebring for property located at 431 Oxoboxo Dam Road, account #02001009. Mr. Ronald and Katherine Sebring were sworn in by Board Member Wilson. The reason for appeal is the appraised value exceeds value of the value of similar neighboring properties. Mr. Sebring provided the Board with comparable properties in the neighborhood to review. He is requesting a fifty thousand dollar assessment reduction to be in line with the other homes in the neighborhood.

Appeal of Ines and Lewis Mazzei for property located on #1, #2, #5, #6, #9, #11, #12, #15, #16, #19, #20, #23, and #24 Horizon Drive and 687 Old Colchester Road. Attorney Bill McCoy, representing Ines and Lewis Mazzei was sworn in for the record. Attorney McCoy submitted a letter from Shipman and Goodwin regarding the appeal of the 2010 assessment that will ultimately take into account the 2011 account as well. He discussed events to date regarding the appeal with the Board and stated the fourteen lots have been deemed not building lots and the subdivision was void from the start and he is requesting the lots be assessed at non building lot rates and will revert back to one parcel.

Appeal of Mr. Laurence Eiden for property located at 650 Norwich Salem Turnpike, account #Z9400061, 640 Norwich Salem Turnpike, account #Z9400060, and 620 Norwich Salem Turnpike, account #U0268500. Board Member Wilson swore Mr. Eiden in for the record. Mr. Eiden stated the land value is too high, improvements do not properly reflect the unfinished second floor and aspects. He is requesting the land value assessment at forty thousand dollars and the improvements at one hundred and thirty

eight thousand dollars. He discussed improvements to the property that are listed on the assessment, including a deck that is not in existence and an unfinished basement of one thousand square feet when in actuality only one third of the basement has height and it does have a dirt floor. It was pointed out the assessment already reflects a ten percent reduction in the value of the home. Mr. Eiden does not agree with his assessments stating they are inaccurate and inappropriate and requested an adjustment to the assessments of all three properties.

Appeal of Mr. Thomas, KT Towers Enterprises for property located at Cook Drive, account #S0556700. Mr. Thomas was sworn in by Board Member Wilson for the record. Mr. Thomas stated the towers have been completely decommissioned, he does not have any contracts or leases on the towers at this time, he showed the Board pictures of the empty sheds and stated he has been overcharged for the assessment as he has no income on the property at this time.

4. Adjournment

Motion made by Board Member Wilson, seconded by Board Member Geary to adjourn the meeting at 9:00 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.