

Town of Montville Board of Assessment Appeals

Regular Meeting Minutes

March 7, 2017

6:00 p.m. – Room 102 – Town Hall

1. Call to Order

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

2. Roll Call

Present were Board Members Wills Pike, and Florence Turner. Absent was Stanley Gwudz. Also present was Nancy Cabral.

6:00 pm

Real Estate Property Appeal of Wendy Adams, for property located at 57 Lisa Lane, Account #H0180400, MBL #039-045-000

Wendy Adams was sworn in by Board Member Wills Pike. Ms. Adams is seeking a reduction in her assessment to \$160,000, states the increase of \$15,000 is too high. Also her home has 3 bedrooms, not 4 as listed on card due to prior owner's reconfiguration of rooms. Also her shed is falling down.

6:15 pm

Real Estate Property Appeal of James A. Maciejny, for property located at 96 Oxoboxo Dam Road, Account #M2011500, MBL #045-002-000

James A. Maciejny was sworn in by Board Member Pike. His appeal is concerning a building on his property which he uses as a shed. He goes on to describe his photographs to the Board Members and says there is no heat, water or electricity in the building. Mr. Maciejny states the value should be 0 because it's only used as a shed for storage.

6:30 pm

Real Estate Property Appeal of Walter N. & Ernest C. Wainwright for property located at 71 Moxley Road, Account #W0061700, MBL #017-012-000

Walter N. Wainwright and Attorney Jon Chase were sworn in by Board Member Pike. Attorney Chase states that his client is being assessed for a cell tower that is owned by another party and he should not be responsible for getting the tax payment from the tower owner. He would like to see the cell tower separated from the land, therefore having a separate card and tax bill according to Attorney Chase and Mr. Wainwright. A research report was submitted to the board members for review. Attorney Chase and Mr. Wainwright feel land value, itself, is accurate.

6:45 pm – NO SHOW

Real Estate Property Appeal of Carl Williams for property located at 3 Court Avenue, Account #D0653300, MBL #108-140-000

7:00 pm

Real Estate Property Appeal of Edward & Kathleen Pickett for property located at 11 Marcia Drive, Account #P0035200, MBL #009-061-013

Edward Pickett was sworn in by Board Member Pike. Mr. Pickett feels his assessment is too high due to the neighborhood. He was told by a realtor that a particular blighted property keeps potential home buyers from looking at homes on his street. Mr. Pickett feels his appraised value should be \$250,000. Vision had lowered his assessment \$1,100 at his hearing with them.

7:15 pm

Real Estate Appeal of Shayan Ahmadian & Lu Han for property located at 32 Lochdale Drive, Account #B2000008, MBL #043-002-014

Shayan Ahmadian and Lu Han were sworn in by Board Member Pike. They feel their assessment is too high due to a bank appraisal they received. They attended a Vision meeting and were not happy with the result of no change. They would like the appraised value to be \$380,000. Bank appraisal was submitted to the Board Members for review.

7:30 pm

Real Estate Appeal of Old Colchester Road LLC, for property located at 1103 Old Colchester Road, Account #O0157000, MBL #037-004-000

Attorney Heller was sworn in by Board Member Pike. Attorney Heller states the unimproved land, 1103 Old Colchester Road, is not owned by Old Colchester Road LLC, but is proportionately owned by the condo unit owners of the Seven Oaks Condominium Community. Therefore, this property is wrongfully assessed to Old Colchester LLC.

7:45 pm

Real Estate Appeal of Linda Patton, for property located at 732 Norwich-New London Tpke, Account #H0096600, MBL #025-005-00A

Board Member Pike had previously sworn in Attorney Heller in a previous appeal. Attorney Heller states that the property in the appeal, known to the Assessor's Office as 732 Norwich-New London Turnpike is actually 596 Norwich-New London Turnpike. Attorney Heller stated to the Board Members that the unit per square foot should be 65.22, not 91.23 which would create an appraised value of \$291,700.

Adjournment

Motion made by Board Member Turner, seconded by Board Member Pike to adjourn meeting at 8:25.

Respectfully Submitted by:

Nancy Cabral, (acting as) Recording Secretary for the Town of Montville