

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, March 6, 2018
5:00 pm
Assessor's Office

- A. Call to Order: The meeting was called to order at 4:57pm by William Vincenzi.
1. Appoint Chairman
A **motion** was made by Roy Rowland to appoint William Vincenzi as Chairman, **seconded** by Matthew Long. All were in favor, **motion passed**.
 2. Appoint Recording Clerk
A **motion** was made by Matthew Long to appoint Lisa Ruggiero as Recording Clerk, **seconded** by William Vincenzi.. All were in favor; **motion passed**.
- B. Roll Call: Present Board members William Vincenzi, Roy Rowland Matthew Long and Alternate Julie Ritter.
Also Present: Assessor Shawna Baron and members of the public.
- C. New Business:
1. Hearings and Possible Actions on Decisions

25 Midway Drive

Original Assessment: 129,360

Mr. Ortiz de Choudens, owner, presented research on comparable units within his complex and described some features of his unit. He had some concerns about comments made by the revaluation company and a discussion ensued to help address some of his concerns.

A **motion** was made by Mr. Long, **seconded** by Mr. Rowland, to reduce the assessment to **128,200**. All were in favor; **motion passed**.

116 Shunpike Road

Original Assessment: 173,600

Angela Christiano, owner, presented. She explained the house been been redone after the fire but they were struggling to find a tenant. The reval company inspected the home after an informal hearing which resulted in a reduced assessment from the original assessment. She expressed concern over runoff from neighboring properties.

A **motion** was made by Mr. Vincenzi, **seconded** by Mr. Rowland, to deny the appeal. All were in favor; **motion passed**.

11 Mystique Lane

Original Assessment: 217,560

Kevin Winn, owner, presented information to the Board to support a reduction in his assessment and stated concerns about the increase in his assessment from his original notice. Ms. Baron explained that an error was discovered in that some units were assessed without a kitchen. Once discovered and corrected, updated assessments were sent to reflect the addition of a kitchen. In addition, it is standard procedure if the interior of the home has not been inspected, that the assessment reflects the value based on the highest possible condition. Mr. Winn agreed to an inspection.

No action taken.

7 Woodsboro Circle

Original Assessment: 234,570

David McClellan, owner, presented and referenced the letter he included with his appeal petition along with the reasons he believed his home was overvalued based on other units in the development. Mr. Long pointed out that Mr. McClellan purchased recently purchased the home for approximately \$30,000 more than the Assessor's Office had it valued for. Mr. McClellan purchased the home for its private location at the top of the hill. Since his purchase, the Town installed a walking trail on the neighboring property and the Association created a path within the private property that connects to the public property walking trail. As a result, Mr. McClellan feels the loss of privacy should garner an even more reduced value. Ms. Baron explained that Mr. McClellan's home is newer than the homes he presented as comparables and how that affected his value.

No action taken.

62 Pasco Hill Road

Original Assessment: 178,570

Paul Munson, owner, presented some comparable information, noting that 72 Washington was most similar to his. He asked the Board to take into consideration the fact that the property is now in a 100 year flood zone and detailed why this should result in a decreased assessment. In addition, a neighboring house is in seriously dilapidated condition and he feels the effect of this negatively impacts the value as well. Mr. Vincenzi offered insight regarding values of homes not being affected by being in a floodplain. Ms. Baron explained the effects of "very good" condition on the value. Mr. Munson agreed to an interior inspection.

No action taken.

81 Nooks Hill Road

Original Assessment: 180,292

Rosaria Hull, owner, presented along with Victoria Putnam. They explained that the reval company inspected the home but did not reduce the value as much as they believed it should have been as the home has not been updated in many years. Ms. Putnam showed the Board photos of the home that she had on her phone. Ms. Baron explained that grade (quality of workmanship) and condition were two different things. Ms. Hull agreed to an interior inspection.

No action taken.

130 Nooks Hill Road

Original Assessment: 146,090

Judith Trepanier, owner, presented a list of comparables to the Board along with a market analysis to support her request for a reduced value.

No action taken.

60 West Street

Original Assessment: 150,360

Filomena and Frank Cartelli, owners, presented along with David Cartelli. They felt that the value was too high and the home was outdated with no improvements made in 20 years. Ms. Baron pointed out that based on permits, the home had recent updates, such as new windows.

No action taken.

10 Evenson Place

Original Assessment: 119,280

David Carteli, owner, presented. He was very concerned with the increase from his prior assessment. It was noted that he had a reduced value from the 2015 Grand List, and it was explained that the current assessment is based on present, 2017 values, and why this is important to understand when appealing he current assessment. He explained that he felt his condition was fair and that the plumbing and electrical still need work.

A **motion** was made by Mr. Long, **seconded** by Mr. Vincenzi, to reduce the assessment to **115,500**. All were in favor; **motion passed**.

356 Main Street

Original Assessment: 190,330

Marilyn Griffith, owner, presented and advised the Board of the reasons she believes her value is too high. She does not have a second deck (it's the top of her porch), she has a shared driveway and can see and hear the train passing; as a result, she says that she is being over assessed. She also expressed concern over the classification of her house as a "colonial". Ms. Baron explained revaluation creates tables generated from the market and homes are applied to those tables. Ms. Baron suggested that, since there is excess acreage, Ms. Griffith may want to consider applying for Open Space in September as this will greatly reduce the assessment of her land value. There was a discussion of reducing the assessment to 186,130; however Ms. Griffith requested the Board take more time to research.

No action taken.

An informal break was taken at 7:55 pm and the the meeting resumed at 8:05pm.

21 Senator Drive

Original Assessment: 310,310

Jay Fletcher, owner, presented a detailed set of calculations using nearby properties to support his argument for a reduced assessment. Prompted by Mr. Vincenzi pointing out the correlation of lot size and value, Ms. Baron explained the effect square feet had on prices.

No action taken.

12 Rivergate Drive

Original Assessment: 246,330

Paul Duren, owner, provided the Board information on neighboring houses that he felt were superior to his, yet were valued less than his. It was noted that the Assessor's Office had not inspected the interior which may be causing the value to be excessive. Mr. Duren agreed to an inspection.

No action taken.

4 Ledge Road

Original Assessment: 269,430

Anthony Salvatore, owner, presented an appraisal to the Board and advised them that the home was last remodeled in 2009 and nothing had been updated since. He advised them that he can hear the highway due to the close proximity to Route 9 and only has a one car garage. He explained that he did not believe that he should be penalized for his condition being described as "very good" by the eval company.

No action taken.

154 West Street

Original Assessment: 699,300

Paul A. Morello, Jr, member, presented and gave some background to the property and reviewed the values used by the various approaches in the presented appraisal. Ms. Baron questioned some of the data in the presented appraisal which resulted in a lengthy discussion involving the credibility of the appraiser, the tenant/landlord relationship as it corresponds to rent received and vacancy percentages. Mr. Morello expressed that he wanted to be sure that the record indicated that he did not appreciate Ms. Baron's attitude and assumptions made about the appraiser and the rent structure and that he was not pleased with how the Board was proceeding and that he felt he would not be treated fairly based on previous comments. Ms. Baron offered that upon first review of the appraisal, it was already clear that critical data was misrepresented and that her education and experience are what her conclusion was based on. Mr. Rowland expressed to Mr. Morello that he was validated and respected and that Ms. Baron simply offered her input and administrative input is welcome. He further added, along with the

other Board members, that the Board makes the decisions on the assessment, not the Assessor.

No action taken.

Consult CSI LLC 41782600

Original Assessment: 37,500

John Makara, owner, presented the Board with supporting data to indicate a zero value.

A **motion** was made by Mr. Long, **seconded** by Mr. Rowland, to reduce the assessment to **0**. All were in favor; **motion passed**.

327 Main Street

Original Assessment: 342,790

John Makara, owner, presented information to support a reduced value. His appreciation for the building was noted and described a variety of reasons why agents found it difficult to rent. Although he didn't want to sell the building, he explained the difficulties in a sales market as well. Ms. Baron explained that the reval company valued the building at its highest and best use which is as a bank.

A **motion** was made by Mr. Long, **seconded** by Mr. Rowland, to reduce the assessment to **192,500**. All were in favor; **motion passed**.

2 Wall Street

Original Assessment: 105,070

John Makara, owner, presented the Board with information to support a reduced value. Ms. Baron recommended an inspection of the property and Mr. Makara agreed.

No action taken.

75 Berlin Road, Unit 105

Original Assessment: 42,140

John Makara, owner, was present and the Board reviewed the Petition.

A **motion** was made by Mr. Long, **seconded** by Mr. Vincenzi, to reduce the assessment to **42,000**. All were in favor; **motion passed**.

D: Old Business:

1. Approve Minutes from September 2017 Sessions

A **motion** was made by Mr. Vincenzi to approve the minutes of the September 2017 session, **seconded** by Mr. Rowland. Mr. Roland and Mr. Vincenzi approved; Mr. Long abstained. **Motion passed**.

E: Staff Comments: None

F: Adjourn: A **motion** was made by Mr. Long, **seconded** by Mr. Vincenzi to adjourn the meeting at 9:44pm. All in favor; **motion passed**.

Lisa A. Ruggiero
Board of Assessment Appeals Clerk

