

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Thursday, March 7, 2019
5:00 pm
Assessor's Office

- A. Call to Order: The meeting was called to order at 5:15 pm by William Vincenzi.
- B. Roll Call: Present: Board members William Vincenzi, Matthew Long (arrived 5:30) and Julie Ritter, Alternate

Absent: Board Member Roy Roland

Mr. Vincenzi made a *motion* to seat Julie Ritter as Alternate, Matthew Long, via telephone, *seconded*. All in favor; **motion passed**.

Also Present: Assessor Shawna Baron and members of the Public.

- C. New Business:

1. Hearings and Possible Action on Decisions

5 River Park Drive

Original Assessment: 539,630

Lidia Karolak presented information to the Board to support a reduced value. Ms. Baron pointed out that Ms. Karolak has declined the inspection and requested the Assessor's Office be granted an inspection as the assessment is highly estimated due to a lack of inspection. A lively discussion ensued regarding the rights of the Assessor to estimate value and the rights of the homeowner to deny entry. The Board encouraged Ms. Karolak to have an inspection. Ms. Karolak would consider the inspection and contact the Assessor's Office if they wanted to proceed with an inspection.

NO ACTION.

92 Nooks Hill Road

Original Assessment: 177,590

Evan Berggren inquired as to how his value can increase after the 2017 Grand List revaluation since he had not done improvements to the home since purchasing it for \$259,000 (a price he indicated was too high) in July 2018; he was very concerned that his assessment increased because of what he paid for the home. Ms. Baron explained that this was not the case; instead upon review of the sale, it was discovered that the Assessor's card was inaccurate and missing data. Once discovered, the information (a finished basement and improved condition) was added to the property record card, and in this case, resulted in a change of the assessment due to adding the corrected data. All sales are reviewed by the Assessor's Office; if it is determined that the researched information matches the property record card, there is no reason to update the property record card. If the research indicates that the card is inaccurate, the card is updated. Mr. Berggren was encouraged to allow the Assessor's Office to inspect the home since the assessment was estimated. He requested the Board delay their decision to give him time to consider having an inspection; he would contact the Assessor's Office if he wanted to proceed with an inspection.

NO ACTION.

390 Main Street

Original Assessment: 327,670

Shannon and Scott Phillips presented the Board with an appraisal valuing the home at \$368,000 as well as reasons why they believed their value should be reduced (busy street, businesses and multi family rentals nearby). They are aware of the money they are spending on improving the home to their liking but do not believe that the improvements support the Town's value of \$468,000 due to reasons explained. Ms. Baron was concerned that the appraisal did not include any historic homes which could be compared to their home built in 1890; she further explained that historical homes have a unique value.

The Board discussed the desirability of historical homes as well as the location of this home and the marketability of homes on Main Street.

Ms. Ritter made a *motion* to reduce the market value to \$399,000; Mr. Vincenzi *seconded*. All in favor; **motion passed**. New assessment: 279,300

40 Field Road

Original Assessment: 429,870

Jerzy & Katarzyna Piekut had questions as to how their value was determined and explained that a portion of the upstairs was unfinished. Ms. Baron explained that being a new construction,

the Assessor's Office had not yet been inside the home to measure and list it accurately as CO's given by the building department in this time period are scheduled to be inspected in the spring. Ms. Baron discussed how assessor's calculate story height/foyers and explained how that affects value. The Piekuts believe the market value to be \$450,000 partially based on the fact that they felt that Field Road was a very busy road, had many school buses and it would only get worse with the homes Carrier planned on building. The Piekuts made an appointment for an inspection.

NO ACTION.

24 Rivergate Drive

Original Assessment: 331,240

Mary Ellen Parkinson advised the Board that she had appealed in the past and was again questioning the value of the land for her property in parity with River Park's 12 acres, putting green, boat launch, docks, etc. Her property is vertical and mostly unusable. Ms. Baron explained that River Park is condo and common interest property is not valued or assessed; instead, the value for the common interest areas is meant to be built into the property values, further explaining that land is valued differently when you own it exclusively. She also explained that this property, per the revaluation company, had the best view both up and down the river resulting in a 20% increase because of the location factor. Upon review, Ms. Baron noted that this property did not benefit from a 10% reduction for topography (as was given to properties on Riverside) which she believes it should have. Ms. Parkinson believed her property to be no more than \$400,000 market value.

The Board discussed the value and desirability of "view" in real estate as well as the lack of supporting comparable sales documentation provided.

Mr. Long made a *motion* to reduce the market value to \$426,500; Ms. Ritter *seconded*. All in favor; **motion passed**. New assessment: 298,550

4 River Park Drive

Original Assessment: 777,140

Lorraine & March Young cited recent sales market data to support their request for a reduction in value providing details on homes sold 4/2018 and 6/2018. Mr. Young stated the house next door to them sold for \$980,000 and is superior to theirs in that it has a fish pond, a patio and is more plush. They originally requested a reduction to \$900,000 market value, but had recently

received a \$70,000 quote to repair the structural damage to their second floor rear terrace and wished to amend their request for reduction to \$830,000 market value.

The Board reviewed the photos of the damage to the terrace and reviewed the estimate. The Board determined that the estimate to repair the damage was too high. The Board also discussed waterfront homes and their value and desirability as well as the current sales market.

Mr. Long made a *motion* to reduce the market value to \$995,000; Mr. Vincenzi *seconded*. All in favor; **motion passed**. New assessment: 696,500

84 South Street

Original Assessment: 150,360

Richard Waters presented an appraisal of his property that determined the market value to be \$175,000. An interior inspection was scheduled.

NO ACTION.

E: Staff Comments:

None.

F: Adjourn: A **motion** was made by Mr. Long, **seconded** by Mr. Vincenzi to adjourn the meeting at 8:05 pm. All in favor; **motion passed**.

Lisa A. Ruggiero
Board of Assessment Appeals Clerk

