

EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

April 21, 2010

BOARD OF ASSESSMENT APPEALS - SPRING 2010 FINAL REPORT

Mr. Paul Maxwell, Chairman
Board of Finance, Town of East Haddam
Town Office Bldg
East Haddam, Ct 06423

1. ACTIVITIES:

- 1.1 The Board held 1 public hearing involving 18 appeals. Of the 18 appeals, there were: 2 auto, 3 personal property and 13 real property appeals. Only one of the real property appeals involved waterfront well below average.
- 1.2 The Board made 1 property inspection.
- 1.3 The Board met once to review appeals and determine what action the Board should take.
- 1.4 Of the 18 appeals, the Board reduced the assessment on 9 appeals or 50%.

2. COST IMPACTS:

2.1 ASSESSMENT ADJUSTMENT: The Board's adjustments totaled **\$ 138,848** (see attached).

2.2 EXPENSES: The Board incurred the following expenses:
* Administrative (Postage)
\$10.53 out of pocket expenses. (See attached)
* Hours – 37 @ \$15/hr = \$ 555 (See attached)

3. COMMENTS:

There were no dominating issues during this appeals process.

BOARD OF ASSESSMENT APPEALS

Edward C. Blaschik, Chairperson
Joanne Roczniak
Michael Gross

- Encl: 1. List of appeals with current and revised assessments
2. List of appeals with Board's comments and actions
3. List of hearing, meetings and inspections by Board member and hours spent
4. List Out of pocket expenses

cc: ~~Select~~men's Office
Assessor
BAA
Town Clerk

BAA SPRING 2010 APPEALS

4/21/2010

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>2009 LIST</u>	<u>2009REVISED</u>	<u>NET CHANGE</u>	<u>REV % INC</u>
2010-01		Raymond Bellows	52 Oriole Rd	1,440	1,440	0	0%
2010-02	M02-L056	Andria Alex	83 River Rd	243,370	209,220	34,150	-14%
2010-03	M55-L012	Rodney & Laura Davis	2 South Ave	287,200	287,200	0	0%
2010-04	M02-L012	George & Nancy Gieseey	PO Box 117	359,270	332,840	26,430	-7%
2010-05	M56-L039	Joan Lowther	11 Plains Rd	183,340	183,340	0	0%
2010-06		Susan L. White	43 Lynn Rd	7,090	3,870	3,220	-45%
2010-07	M65-I095	Rachel Sypher	94 Falls Rd	136,100	136,100	0	0%
2010-08	M47-L032	Bruce & Theresa Bailey	3 Rebecca Lane	263,600	249,650	13,950	-5%
2010-09		Roger Guerrette		10,400	1,620	8,780	-84%
2010-10	M75-L097	Sandra Kerzner	4 Beach Rd	357,680	320,820	36,760	-10%
2010-11		Elaine Woods	407 Hopyard Rd	2,348	1,690	658	-28%
2010-12	M61-L017	Elaine Woods	407 Hopyard Rd	181,000	181,000	0	0%
2010-13	M38-L009	Shepherd Fields Inc	59 Bogel Rd	200,160	200,160	0	0%
2010-14		Hillside Sweet Sop	19 Main St	16,810	1,910	14,900	-89%
2010-15	M65-L107	Brian Oullette & Rita Menta	47 Great Hillwood Rd	207,830	207,830	0	0%
2010-16	M75-L213	Tristan Goff	41 Trowbridge Rd	251,720	251,720	0	0%
2010-17	M18-L031	Rodney Davis II	66 Ray Hill Rd	323,260	323,260	0	0%
2010-18	M18-L030	Rodney Davis II	72 Ray Hill Rd	349,390	349,390	0	0%
18				\$3,381,788	\$3,242,940	\$138,848	

SPRING 2010 BOARD OF ASSESSMENT APPEAL ACTIONS

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>4/21/2010 COMPLAINT</u>	<u>COMMENTS</u>	<u>ACTIONDT</u>	<u>ACTION</u>
2010-01		Raymond Bellows	52 Oriole Rd	1992 Toyota Corolla 193k miles -bought for \$750	Did not appear at hearing	3/13/2010	Bd moved to take no action
2010-02	M02-L058	Andria Alex	83 River Rd	On market - 9/09 for \$289k Highest bid todate is 247k		3/31/2010	Bd moved to reduce dwelling value changing quality grade to C and Condition to typical
2010-03	M55-L012	Rodney & Laura Davis	2 South Ave	Assessment too high	Did not appear at hearing	3/13/2010	Bd moved to take no action
2010-04	M02-L012	George & Nancy Glesey	PO Box 117	Assessment too high for comparison properties		4/5/2010	Bd moved to reduce dwelling assessment by changing quality grade from A to A-10
2010-05	M56-L039	Joan Lowther	11 Plains Rd	Feel assessment too high for comparison properties	Purchased property in 11/09 for 280,000	3/31/2010	Bd moved to take no action
2010-06		Susan L. White	43 Lynn Rd	Feels assessment is too high	'2000 M29S Camping trailer	3/31/2010	Bd moved to accept the applicant's value of \$2900 plus 25% penalty for not filing a declaration form. Provided the applicant files a form by 4/10/10.
2010-07	M85-I095	Rachel Sypher	94 Falls Rd	Barn removed, no fireplace, deck dimensions wrong	Did not show at public hearing - Assessor indicates renovations took place after sale on 10/1/2009. Paid \$215000 on 10/01/09	3/13/2010	Bd moved to take no action
2010-08	M47-L032	Bruce & Theresa Bailey	3 Rebecca Lane	Assessment too high -Estimated value \$337K Paid \$347,000 10/09/07		4/5/2010	Bd moved to reduce dwelling assessment by changing quality grade from B to B-10
2010-09		Roger Guerrette		Assessment on Camp trailer @ Wolf's Den too high. (1997 Sierra 32)		4/5/2010	Bd moved to change assessment to \$1295 + 25% penalty

NO	MAP	NAME	LOCATION	COMPLAINT	COMMENTS	ACTION/DT	ACTION
2010-10	M75-L097	Sandra Kerzner	4 Beach Rd	Assessment too high for seasonal cottage	Question whether land value is adjusted to seasonal use	4/5/2010	Bd moved to adjust land value based on seasonal use
2010-11		Elaine Woods	407 Hopyard Rd	Paid less than assessment for 1997 Ford Ranger P/U	Provided bill of sale	3/31/2010	Bd moved to reduce assessment based on Bill of Sale
2010-12	M81-L017	Elaine Woods	407 Hopyard Rd	Taxes keep rising and I don't place any demands on town services		3/31/2010	Bd moved to take no action
2010-13	M38-L009	Shepherd Fields Inc	59 Bogel Rd	Owner feels entire property should be classified as tax exempt to include land designated as open space		4/5/2010	Bd moved to include open space acreage as tax exempt category
2010-14		Hillside Sweet Sop	19 Main St	Owners feel assessment too high	Did not file personal property declaration form with assessor. Assessor estimated assessment	4/5/2010	Bd moved to accept the applicant's value of \$1505 (70%) plus 25% penalty for not filing a declaration form.
2010-15	M85-L107	Brian Oullette & Rita Menta	47 Great Hillwood Rd	Square footage and value	Cancelled	3/13/2010	Bd moved to take no action Assessor resolved problem
2010-16	M75-L213	Tristan Goff	41 Trowbridge Rd	Discrepancy with liveable area square footage	Did not show at public hearing - Applicant appealed assessment in 4/08	3/13/2010	Bd moved to take no action
2010-17	M18-L031	Rodney Davis II	66 Ray Hill Rd	No CO and house not 80% complete. Bath room count in error	Assessor inspected dwelling subsequent to public hearing and found condition of dwelling consistent with 10/109 work card. In addition assessor found family room completed over garage. Will not include in assessment until 10/1/2010	4/5/2010	Bd moved to take no action
2010-18	M18-L030	Rodney Davis II	72 Ray Hill Rd	Withdrew appeal at public hearing		3/13/2010	Bd moved to take no action

**SPRING 2010 BOARD OF ASSESSMENT APPEALS
WORK SCHEDULE AS 4/21/2010**

<u>DATE</u>	<u>ACTIVITY</u>	<u>BLASCHIK</u>	<u>ROCZNIAK</u>	<u>GROSS</u>	<u>TOTAL</u>
2/19/2010	Schedule appeals	3.00			3.00
2/24/2010	Schedule appeals	2.00			2.00
3/9/2010	Meeting to review appeals	1.00	1.00	1.00	3.00
3/13/2010	Public Hearing	5.00	5.00	5.00	15.00
3/28/2010	Minutes			2.50	2.50
3/29/2010	Minutes			2.50	2.50
4/5/2010	Meeting	1.00	1.00	1.00	3.00
4/13/2010	Minutes			3.00	3.00
4/19/2010	Minutes			2.00	2.00
4/21/2010	Minutes			1.00	1.00
TOTAL HOURS		12.00	7.00	18.00	37.00

**OUT OF POCKET EXPENSES
AS OF 4/21/2010**

- 1. USPS -\$10.53 (Postage) (2/24/2010) – Edward C. Blaschik**