

EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

April 11, 2014

BOARD OF ASSESSMENT APPEALS – SPRING 2014 FINAL REPORT

Ms. Susan Link, Chairman
Board of Finance, Town of East Haddam
Town Office Bldg
East Haddam, Ct 06423

1. ACTIVITIES:

1.1 The Board held two public hearings on March 8th and 17th, 2014 involving 24 appeals (21 real property, 1 personal property and 3 auto appeals).

1.2 Of the 24 appeals, the Board made physical inspections of 7 properties. There was one no show. The Board reduced the assessment on 19 of the 24 appeals.

2. COST IMPACTS:

2.1 **ASSESSMENT ADJUSTMENT:** The Board's adjustments totaled \$ (241,770) (see attached).

2.2 **EXPENSES:** 1. **OUT OF POCKET EXPENSES:** The Board incurred no out of pocket expenses this session.

2. **HOURS:** 89.50 hrs @ \$16/hr = \$1,432.00 (See attached)

3. COMMENTS:

No real problems were encountered with one exception. In the past the Board had raised issues about the condition of the property and former dwelling at 27 Powerhouse Rd. While there have some improvements since the fire at the property, the property owner has now taken up residence at 134 Silliman Rd and we see a continuation of the accumulation of debris at that residence as well. A neighboring property appealed their assessment because of the impact the debris has on the neighborhood. Somehow the Town needs to address the issue of blight and its impact on the neighborhood.

BOARD OF ASSESSMENT APPEALS

Edward C. Blaschik, Chairperson
Justin L. Kennedy
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 hearings, meetings, inspections and other activities by Board member and hours spent

cc: Selectmen's Office
Assessor
BAA
Town Clerk

**BAA SPRING 2014
COST IMPACTS
AS OF 4/11/2014**

NO #	MAP	NAME	2011 ASS	2013 ASS	MARKET VALUE	% INC 2011-2013	2013 REVISED	NET CHANGE	REV % INC
2014-01	M58-L038	Doris Brown & John and Kevin McClelland	\$117,810	\$136,360	\$194,800	16%	\$117,460	\$18,900	-14%
2014-02	M31-L074	Raymand J. Currier	\$73,500	\$61,740	\$88,200	-16%	\$55,720	\$6,020	-10%
2014-03	M27-L072	385 Town Street LLC	\$725,360	\$623,210	\$890,300	-14%	\$583,800	\$39,410	-6%
2014-04	M73-L032	William O'Neil & Beth Quinn-O'Neil	\$192,200	\$151,690	\$216,700	-21%	\$151,690	\$0	0%
2014-05	M58-L118	Philip T. & Jane B. Ashton	\$6,160	\$8,470	\$12,100	38%	\$4,200	\$4,270	-50%
2014-06	Auto	Todd Moss		\$6,900	\$9,857	0%	\$4,380	\$2,520	-37%
2014-07	M71-L088	Harriet A. & Joann E. Cummings	\$122,780	\$105,280	\$150,400	-14%	\$98,070	\$7,210	-7%
2014-08	M81-L069	Roy & Carolyn Perkins	\$220,830	\$196,010	\$280,014	-11%	\$179,210	\$16,800	-9%
2014-09	M80-L378	Christine & David Steele	\$178,310	\$198,100	\$283,000	11%	\$193,480	\$4,620	-2%
2014-10	M76-L108	Marjorie Kagan	\$255,340	\$256,760	\$366,800	1%	\$247,940	\$8,820	-3%
2014-11	M26-L011	Robin M. Gilmartin & Diane Mack	\$217,400	\$281,400	\$402,000	29%	\$246,400	\$35,000	-12%
2014-12	M58-L034	Gary F. & Teri L. Michaud	\$96,710	\$103,390	\$147,700	7%	\$90,440	\$12,950	-13%
2014-13	M80-L201	Kathleen R. Willey	\$142,520	\$105,700	\$151,000	-26%	\$105,700	\$0	0%
2014-14	M60-L001	David A. Carbo	\$157,960	\$148,400	\$212,000	-6%	\$144,550	\$3,850	-3%
2014-15	M48-L097	Edward E.III & Nancy A. Smith	\$1,400	\$7,280	\$10,400	420%	\$1,470	\$5,810	-80%
2014-16	M40-L019	William & Kelly Burns	\$232,310	\$208,670	\$298,100	-10%	\$193,690	\$14,980	-7%
2014-17	M36-L034	Janice M. LeConche	\$219,320	\$197,260	\$281,800	-10%	\$186,340	\$10,920	-6%
2014-18	M11-L021	Robert E. & Susan F. Borden	\$149,900	\$145,770	\$208,243	-3%	\$145,770	\$0	0%
2014-19	Auto	Milan Cais		\$7,890	\$11,271	0%	\$1,330	\$6,560	-83%
2014-20	Auto	Milan Cais		\$0	\$0	0%	\$0	\$0	0%
2014-21	M72-L006	Milan Cais	\$50,460	\$44,860	\$64,086	-11%	\$44,860	\$0	0%
2014-22	M81-L068	Milan Cais	\$262,950	\$141,820	\$202,600	-46%	\$117,670	\$24,150	-17%
2014-23	M76-L122	Maria Misenti		\$65,940	\$94,200	0%	\$52,780	\$13,160	-20%
2014-24	Personal Prop	Ronald Peeler	\$1,040	\$4,660	\$6,657	348%	\$1,610	\$3,050	-65%
			\$3,424,260	\$3,210,330	\$4,586,186	-6%	\$2,968,560	\$241,770	-8%

**BAA SPRING
2014 ACTIONS
AS OF 4/11/2013**

NO #	MAP	NAME	DATE	LOCATION	COMPLAINT	COMMENTS	ACTION DATE	ACTION
2014-01	M58-L038	Doris Brown & John and Kevin McClelland	3/8/2014	3 Overlook Drive, East Haddam, CT	Assessment too high for location and condition		4/1/2014	After review with the assessor, the Board moved to reduce assessment by changing the dwelling condition from Average to Fair and reducing the land value by 20% for economic reasons
2014-02	M31-L074	Raymand J. Currier	3/8/2014	278 Tater Hill Road, East Haddam, CT	Assessment too high for purchase price	Owner brought property on 10/25/2012 for \$40,000.	4/1/2014	After review with the assessor, the Board moved to reduce assessment by reducing the land value by 20% for economic reasons
2014-03	M27-L072	385 Town Street LLC	3/8/2014	385 Town Street, East Haddam	Assessment too high for conditions	This property was purchased as a foreclosure and therefore at discounted price	4/9/2014	After a physical inspection and review with the assessor the Board moved to reduce assessments of both the main and storage buildings by changing their condition from average to fair.
2014-04	M73-L032	William O'Neil & Beth Quinn-O'Neil	3/8/2014	10 Pinehurst Lane, Moodus	Taxes too high over assessed		3/19/2014	Board moved to take no action on appeal. Assessment was reduced by \$59,480 in 2012. Comparable properties provided with appeal were all foreclosure sales thereby making the other properties questionable comparisons
2014-05	M58-L118	Philip T. & Jane B. Ashton	3/8/2014	Fieldstones Road	Assessment too high for a .25 acre parcel that serves as a right of way		4/1/2014	After review with the assessor, the Board moved to reduce assessment by reducing the land value by 50% for economic and topographic reasons
2014-06	Auto	Todd Moss	3/8/2014	Auto @ 90 Main Street, East Haddam	High mileage - 270K mileage		3/17/2014	Board moved to reduce assessment because of mileage
2014-07	M71-L088	Harriet A. & Joann E. Cummings	3/8/2014	206 Haywardville Road	House has little value because of condition - no resources to repair		4/1/2014	Board moved to reduce assessment changing the dwelling condition from average to poor.
2014-08	M81-L069	Roy & Carolyn Perkins	3/8/2014	130 Sillmanville Road, Moodus	Complaint was that condition of neighboring property had a detrimental impact on the value of their property	Neighboring property owner has a history accumulating junk on his other property	4/1/2014	After inspection on 3/24/2014, the Board moved to reduce the land value by 30% because of blight condition on neighboring property
2014-09	M80-L378	Christine & David Steele	3/8/2014	93 East Shore Drive,	Concerns over number of bedrooms and square footage		4/1/2014	After inspection on 3/24/2014 and review with the assessor, the Board moved to reduce the dwelling value by correcting the square footage and 3/4 story to 1/2 story on second level as well as correcting number of bedrooms from 3 to 2.

**BAA SPRING
2014 ACTIONS
AS OF 4/11/2013**

NO #	MAP	NAME	DATE	LOCATION	COMPLAINT	COMMENTS	ACTION DATE	ACTION
2014-10	M76-L108	Marjorie Kagan	3/8/2014	12 Mott Lane, Moodus	Property assessed too high. Indicated dwelling quality grade moved from B to B+ from last revaluation and condition of home has deteriorated	BAA had viewed this property in 2003 and made adjustments to reduce the assessment. It also recommended owner place excess land in open space, which property owner failed to do.	4/1/2014	Board moved to reduce dwelling value by changing the dwelling condition from Average to Fair. Recommend open space
2014-11	M26-L011	Robin M. Gilmartin & Diane Mack	3/8/2014	65 Main Street	Assessment increased over 200% from 2012	Land is rated as Conn River waterfront but it is not.	4/9/2014	After review with assessor Board moved to reduce land value by changing the neighborhood from Ct Riverfront to normal site index code and than applied an Increase factor of 2.0 because of view."
2014-12	M58-L034	Gary F. & Teri L. Michaud	3/8/2014	12 Overlook Drive	Assessment to high		4/1/2014	After inspection on 3/24/2014 and review with the assessor, the Board moved to reduce the land value an additional 20% because restricted view.
2014-13	M80-L201	Kathleen R. Willey	3/8/2014	108 Wildwood Road, East Haddam	Assessment too high for condition	Did not appear at hearing nor did she contact Board	3/17/2014	Board moved to take no action on appeal. Failed to appear at hearing.
2014-14	M60-L001	David A. Carbo	3/8/2014	53 Wickham Road	Assessment too high for condition- Estimate\$195,877	Applicant provided comparable properties	4/1/2014	Board moved to reduce dwelling value by changing condition from Average to Fair
2014-15	M48-L097	Edward E.III & Nancy A. Smith	3/8/2014	Laurel Cove Road, East Haddam	Assessment too high	Lot is nothing more than a rite away and should be reduced	4/1/2014	Board moved to reduce land value from 10% to 2%
2014-16	M40-L019	William & Kelly Burns	3/8/2014	9 Heritage Brook Drive, East Haddam	Assessmen to high 4th bedroom is actually an unfinished room above garage		4/1/2014	Board moved to reduce dwelling value by changing the quality grade from B- to C+ and correcting the area above the garage to unfinished and reducing the number of bedrooms from 4 to 3.
2014-17	M36-L034	Janice M. LeConche	3/8/2014	40 Orchard Road, East Haddam	Assessment too high for condition- water damage in basement		4/1/2014	Board move to change dwelling condition from good to fair because of water damage
2014-18	M11-L021	Robert E. & Susan F. Borden	3/8/2014	81 Mill Road, East Haddam	Why did assessment increase for 10/1/2013	A second bath was added on 1/1/2013	4/1/2014	After review with assessor, Board moved to take no action on appeal
2014-19		Milan Cais	3/19/2014	2009 Pontiac Vibe	Assessment too high based on mileage and condition -mileage 190K	Inspected vehicle	3/19/2014	Board moved to reduce assessment based on mileage (190K) and poor condition (70%)
2014-20		Milan Cais	3/8/2014	1999 Sabb Station Wagon	No longer registered	Registration expired on 7/18/2013 had proof from DMV	4/9/2014	Board moved to take no action on appeal. Since vehicle's registration expired in July 2013 it will not be included in the tax bills for July 2014

**BAA SPRING
2014 ACTIONS
AS OF 4/11/2013**

NO #	MAP	NAME	DATE	LOCATION	COMPLAINT	COMMENTS	ACTION DATE	ACTION
2014-21	M72-L006	Milan Cais	3/8/2014	27 Powerhouse Road, Moodus	Assessment too high	This property is currently in dispute w/the town	4/1/2014	Board moved to take no action on appeal
2014-22		Milan Cais	3/8/2014	134 Silmanville Road, Moodus	Home in poor condition		4/1/2014	After inspection Board moved to reduce assessment on older building by changing dwelling condition from average to very poor.
2014-23	M76-L122	Maria Misenti	3/17/2014	52 Mott Lane, Moodus	Assessment too high based on limited road access		4/1/2014	After review with assessor Board moved to reduce land value by 20% because of lot location
2014-24		Ronald Peeler	3/8/2014	165 North Moodus Rd	Did not file personal property declaration	Spoke with assessor and agreed to accept late submission plus 25% penalty	4/9/2014	Board moved to accept revised personal property declaration plus penalty

