

EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

April 17, 2015

BOARD OF ASSESSMENT APPEALS – SPRING 2015 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 one public hearing on March 7th 2015 involving 13 appeals (1 personal property, 3 auto and 9 real property appeals).

1.2 Of the 13 appeals, the Board made no physical inspections of properties. The Board reduced The assessment on 3 of the 13 appeals. There were three no shows.

2. COST IMPACTS:

2.1 **ASSESSMENT ADJUSTMENT:** The Board's adjustments totaled \$ 113,355 (see attached).

2.2 **EXPENSES: 1. OUT OF POCKET EXPENSES:** The Board incurred \$ 46.85 in out of pocket expenses this session. (See Attached).

2. **HOURS:** 31.00 hrs @ \$16/hr = \$ 496.00 (See attached)

3. COMMENTS:

This was one of the fewest number of applicants we have encountered during the spring session and along with that low number we approved only three of the 10 appeals that appeared at the hearings. One of the appeals that did not appear is the owner of the property at 27 Power House Rd. This comment is more directed to the Board of Selectman. This comment is from last year's final report:

COMMENT: "No real problems were encountered with one exception. In the past the Board had raised issues about the condition of the property and 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 owner 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
4. Out of pocket expenses

cc: Selectmen's Office
Assessor
BAA
Town Clerk

**BAA SPRING 2015
COST IMPACTS
AS OF 4/1/2015**

| NO # | MAP | NAME | 2014 ASS | MARKET VALUE | 2014 REVISED | NET CHANGE | REV % INC |
|-------------|------------|----------------------------------|--------------------|---------------------|---------------------|-------------------|------------------|
| 2015-01 | M58-L107 | Matthew Wilson & Lauren Hackling | \$197,230 | \$281,757 | \$197,230 | \$0 | 0% |
| 2015-02 | M56-L174 | 89 North Moodus Road, LLC | \$502,210 | \$717,443 | \$474,280 | \$27,930 | -6% |
| 2015-03 | M73-L010 | Johan C. Varekamp | \$155,750 | \$222,500 | \$155,750 | \$0 | 0% |
| 2015-04 | M02-L004 | Milan Cais | \$44,860 | \$64,086 | \$44,860 | \$0 | 0% |
| 2015-05 | M72-L006 | David & Patricia Vincent | \$230,330 | \$329,043 | \$230,330 | \$0 | 0% |
| 2015-06 | M12-L004 | Jan & Elizabeth Trendowski | \$376,420 | \$537,743 | \$292,420 | \$84,000 | -22% |
| 2015-07 | M59-L046 | Pamela L. Bushnell | \$280 | \$400 | \$280 | 0% | 0% |
| 2015-08 | | Martha Y. Durfee | \$153,480 | \$219,257 | \$153,480 | \$0 | 0% |
| 2015-09 | M70-L010 | George H. & Debra A. Corey | | | | \$0 | 0% |
| 2015-10 | Auto | Howard Fraser | \$2,485 | \$3,550 | \$1,060 | \$1,425 | -57% |
| 2015-11 | Auto | Howard Fraser | \$0 | \$0 | \$0 | \$0 | 0% |
| 2015-12 | Auto | Howard Fraser | \$3,540 | \$5,057 | \$3,540 | \$0 | 0% |
| 2015-13 | M03-L054 | Lori R. Young | \$428,890 | \$612,700 | \$428,890 | \$0 | 0% |
| | | | | | | | |
| | | | \$2,095,475 | \$2,993,536 | \$1,982,120 | \$113,355 | -5% |

**BAA SPRING 2015
FINAL ACTIONS**

| APPEAL # | NAME | Property Location | COMPLAINT | ACTION |
|----------|----------------------------------|--------------------------------------|--|--|
| 2015-01 | Matthew Wilson & Lauren Hackling | 589 Town Street, Moodus | Property owners came up with list of surrounding properties and based on current assessments see a 23% reduction in assessment and only a 14% decrease for their own | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. Evidence submitted at the hearing was not sufficient to justify reduction. Specifically, the similar comp property (587 Town st.) does not have central air, while your property does. There was also a finished basement completed at your property since the last revaluation, justifying the relatively smaller decrease in the assessment. The other properties submitted for comparison were significantly different from your property to justify a comparison (e.g. different street, different construction, quality grades, size, etc.). |
| 2015-02 | 89 North Moodus Road, LLC | 89 North Moodus Road, Moodus | Applicant showed updates to property (demolition of certain buildings) and showed square footage adjustments to Building on card 3 of 12 | The Board reviewed your appeal with the assessor, and concur with removing the 14X14' structure on card 2 of 10, and changing the quality grade and condition code of this building. This results in a \$39,900 reduction of the assessed value. |
| 2015-03 | Johan C. Varekamp | 76 River Road, East Haddam | Property owner took ownership in mid Feb, 2015. Owner wanted to base assessment based on sale price and condition | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. Since you are a property owner as of the year 2015, the board advises that you contact the East Haddam Assessor's office to complete any assessment changes to your property. |
| 2015-04 | Milan Cals | 27 Powerhouse Road, Moodus | Compliant involving Power House Road Property | <Standard no-show letter> |
| 2015-05 | David & Patricia Vincent | 85 Clark Hill Road, East Haddam | Owner complaint involves value of property based 2013 appraisal, provided additional comparative properties | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. Evidence submitted at hearing not sufficient to justify reduction. Specifically, the similar comp property (93 Clark Hill Rd) is a corner lot property, which reduces the land valuation for that property significantly. Other properties adjacent to your property also have the same land valuation code as your property, justifying the current land valuation. Further, the same comp property submitted (93 Clark Hill Rd) also has a lower building quality grade, justifying the building valuation difference. |
| 2015-06 | Jan & Elizabeth Trendowski | 39 Beebe Road, East Haddam | Applicant complained about value of land. Lot is waterfront on Moodus Res. | The Board reviewed your appeal with the assessor. The Condition factor of your land has been lowered, resulting in a \$84,000 reduction of the assessed value. |
| 2015-07 | Pamela L. Bushnell | 38 Palmer Martin Road, East Haddam | Wants further reduction in taxes on a Ferguson Series Tractor | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. Evidence submitted at hearing for the property at 38 Palmer Martin Rd was not sufficient to justify reduction. |
| 2015-08 | Martha Y. Durfee | 41 Town Street, East Haddam | House in major need of repair | <Standard no-show letter> |
| 2015-09 | George H. & Debra A. Corey | 30 Ackley Cemetery Road, East Haddam | Believes assessor has erroneously calculated a wrong assessment for his property. | <Standard no-show letter> |
| 2015-10 | Howard Fraser | 2003 Honda Acura | High mileage and condition | The Board reviewed your appeal with the assessor. The Mileage Credit and Condition reduction for the 2003 Acura has resulted in a \$3910.00 reduction of the assessed value. |
| 2015-11 | Howard Fraser | 1998 Ford Explorer | High mileage and condition | The Board reviewed your appeal with the assessor and moved to take no action. This vehicle was no longer registered and applicant had proof that the vehicle had been sold for salvage. |
| 2015-12 | Howard Fraser | 2002 Chevy Astro Van | High mileage and condition | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. We do not have verifiable mileage or condition information on this vehicle to warrant any change in the assessment. |
| 2015-13 | Lori R. Young | 48 Fieldstones-Bashan Road | Applicant purchased house on 1/23/2015 to include furnishings for \$610,000 and wants assessment adjusted accordingly | The Board reviewed your appeal with the assessor and moved to take no action on your appeal. Sufficient evidence to demonstrate that the 2012 appraised value was inflated was not provided, and the 2015 sale price was not relevant to 2012 appraised value. |

2014
BAA ACTIVITY
AS OF 04/18/2014

| DATE | ACTIVITY | BLASCHIK | KENNEDY | GROSS | TOTAL |
|-------------|----------------------|-----------------|-----------------|-----------------|-----------------|
| 2/9/2015 | Process applications | 3.00 | | | 3.00 |
| 2/22/2015 | Process applications | 1.00 | | | 1.00 |
| 3/4/2015 | Prepare for hearing | 1.00 | 1.00 | | 2.00 |
| 3/7/2015 | Public Hearing | 3.00 | 3.00 | | 6.00 |
| 3/9/2015 | Research | 1.00 | | | 1.00 |
| 3/25/2015 | Review appeals | 2.00 | 2.00 | | 4.00 |
| 4/1/2015 | Meet w/Assessor | 1.00 | 1.00 | | 2.00 |
| 4/2/2015 | Minutes | | | 2.00 | 2.00 |
| 4/14/2015 | Minutes | | | 2.00 | 2.00 |
| 4/15/2015 | Minutes | | | 2.00 | 2.00 |
| 4/16/2015 | Meeting | 1.00 | | 1.00 | 2.00 |
| 4/16/2015 | Minutes | | | 2.00 | 2.00 |
| 4/17/2015 | Minutes | | | 2.00 | 2.00 |
| 4/18/2015 | Minutes | | | 2.00 | 2.00 |
| | TOTAL HOURS | 13.00 | 7.00 | 13.00 | 33.00 |
| | COST @ \$16hr | \$208.00 | \$112.00 | \$208.00 | \$528.00 |