

# EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

April 11, 2017

## BOARD OF ASSESSMENT APPEALS – SPRING 2017 FINAL REPORT

**CORRECTED COPY**

Mr. Raymond Willis, 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 11<sup>th</sup>, 2017 involving 20 real property appeals and 2 auto appeals. Two appeals were withdrawn prior to the public hearing.

1.2 Of the 20 property appeals, the Board made no physical inspections this spring. The Board reduced The assessment on 18 of the 20 appeals heard at the public hearing.

### 2. COST IMPACTS:

2.1 **ASSESSMENT ADJUSTMENT:** The Board's adjustments totaled **\$ - 403,520** (see attached).

2.2 **EXPENSES:** 1. **OUT OF POCKET EXPENSES:** The Board incurred **\$ 48.33** in out of pocket expenses this session. (See Attached).

2. **HOURS:** **58.75 hrs @ \$16/hr = \$ 940.00** (See attached)

### 3. COMMENTS:

Of the 20 real property appeals, 14 of the 20 involved condo units at Banner Lodge. 12 appeals were filed by the Banner Lodge complex and two were privately owned. Apparently, condo prices have not recouped their value since the 2008 recession. Thus, we expect the entire complex to be reduced during the town re-evaluation and therefore a need to increase the mill rate will exist.

## BOARD OF ASSESSMENT APPEALS

Edward C. Blaschik, Chairperson  
Justin L. Kennedy  
Michael Gross

Incl: 1. List of appeals with current and revised assessments  
Corrections highlighted red

cc: **Selectmen's Office**  
Assessor  
BAA  
Town Clerk



**BAA SPRING 2017  
ACTIONS  
AS OF 04/01/2017**

<b>NO #</b>	<b>MAP</b>	<b>NAME</b>	<b>DATE</b>	<b>COMPLAINT</b>	<b>ACTION</b>
2017-01		Roxanne Cone Berryhill	3/11/2017	Taxes too high based on condition	Board reduced assessment by 20% because of condition
2017-02	M52 - L021	Ian Hurst & Estelle H. Berrebihurst	3/11/2017	Condition of dwelling is in need of maintenance recent sale price	After review with assessor the Board moved to reduce the dwelling value by 10% because of condition. The Board changed the dwelling condition from very good to average and changed the quality grade from A to A- for an addition 30% reduction. The applicant brought photos showing interior problems.
2017-03	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-04	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-05	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-06	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-07	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-08	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-09	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-10	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-11	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-12	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions
2017-13	M73 - L032	Goodspeed Real Estate, LLC.	3/11/2017	Assessment too high based on economic conditions	Board reviewed appeal with the assessor and moved to reduce the dwelling value by 10% based on economic conditions

**BAA SPRING 2017  
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2017-14	M73 - L032	Michael Callahan	3/11/2017	Values at Banner Condos are too high based on current economic environment	The Board moved to decrease the dwelling assessment 10% because of economic impacts by increasing the functional depreciation factor by 10%.
2017-15	M73 - L032	Banner Country Club Corp.	3/11/2017	Values at Banner Condos are too high based on current economic environment	Board moved to take no action on the appeal. The applicant withdrew the appeal at the public hearing.
2017-16		Bernard & Janet McAlinden	3/11/2017	Feels taxes too high for a 2013 travel trailer	The Board moved reduce the trailer's assessment 15% because of age and condition
2017-17	M37 - L045	Richard & Mary Everett	3/11/2017	Taxes too high based on insurability condition	Board moved to take no action on the appeal. The Board reduced the assessment in prior years
2017-18	M75 - L161	Kyle Paull	3/11/2017	Land assessment too high	After review with assessor the Board moved to reduce the value of the land by 30% because of topography and shape ( minimal lake frontage - 26')
2017-19	M03 - L054	Martha Durfee	3/11/2017	Taxes too high based on condition	After review with assessor the Board moved to reduce the dwelling value by 6%. The Board changed the dwelling condition from good to fair.
2017-20	M31 - L047	Daniel J. & E.Ruth Ziobron	3/11/2017	Applicant withdrew appeal before the public hearing	Board moved to take no action on appeal. Applicant withdrew the request prior to the public hearings
2017-21	M49 - L086	Robert & Marjorie Traceski	3/11/2017	Higher than comparable properties	After review with the assessor the Board reduced the quality grade from B+ to B, a 15% decrease to the dwelling value.
2017-22	M73 - L032	Michael Callahan	3/11/2017	Over assessed in current economy	The Board moved to decrease the dwelling assement 10% because of economic impacts by increasing the functional depreciation factor by 10%.