

# EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

May 2, 2011

## BOARD OF ASSESSMENT APPEALS - SPRING 2011 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 2 public hearing involving 32 appeals. Of the 32 appeals, there were: 2 auto, 3 personal property and 27 real property appeals. Only two of the real property appeals involved waterfront well below average.

1.2 The Board made 13 property inspections.

1.3 The Board met four times to review the appeals and twice with the assessor.

1.4 Of the 32 appeals, the Board reduced the assessment on 21 appeals or 66%.

### 2. COST IMPACTS:

2.1 **ASSESSMENT ADJUSTMENT:** The Board's adjustments totaled \$ 847,850 (see attached).

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

2. **HOURS:** 93 @ \$15/hr= \$1395 (See attached)

### 3. COMMENTS:

This year, 5 of the 8 property owners on Shelter Rock Rd appealed their property assessments. During the 2007 revaluation process, the properties on Shelter Rock Rd, Chittenden Lane and Fox Hopyard Rd were grouped together for land assessment purposes, and each property was assessed at \$210,000 per 2 acre building lot, the highest building lot assessment in town. The Board did not adjust land values, citing to the property owners that it would better serve the entire town to wait until the next town-wide revaluation.

### 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

cc: Selectmen's Office  
Assessor  
BAA  
Town Clerk

**SPRING 2010 BOARD OF ASSESSMENT APPEAL ACTIONS**

**4/30/2011**

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>COMPLAINT</u>	<u>COMMENTS</u>	<u>ACTION/DT</u>	<u>ACTION</u>
2011-01	M63 - L039	Samsam, LLC	169 Leesville Road	Assessment too high based on recent appraisal	Bd inspected property and was revisited by the assessor. Bd identified topography issues with land as well as garage space in both units not reflected on work card	4/26/2011	Bd moved to reduce land value by 40% because of topography and garage square footage
2011-02	M73 - L010	89 North Moodus Road, LLC	89 North Moodus Road	Recent zoning changes restricts property usage	Bd discussed zoning issues with Jim Ventres who indicated that the changes actually improved the land use	4/26/2011	Bd met with assessor and moved to take no action on appeal
2011-03	M08 - L005	Jean A. Williams	5 Connecticut River Road	0	Applicant nor agent did not appear at public hearing	4/13/2011	Bd moved to take no action
2011-04	M65 - L117	Thomas P. Smith, Jr.	36 Great Hillwood Road	Why increase in assessment - Is it based on new garage?		4/13/2011	Increase in assessment was due to garage construction. Bd moved to take no action
2011-05	M15 - L018	Mark D. Bombaci	66 Baker Lane	Denied farm land classification	Board met with assessor and spoke with Jim Ventres over farmland status	4/14/2011	Bd moved to take no action on appeal. Based on Town's plan of development only acreage in excess of the minimum zoning requirements can be placed in either open space or farmland
2011-06		Mark D. Bombaci	2002 F150 Pickup Truck	Assessment of 2002 Ford F150 p/u too high	Mileage on p/u 184K	4/13/2011	Bd moved to reduce assessment based on mileage
2011-07		Rachel Bombaci	1998 Mazda Protege DX	Assessment too high for 1998 Mazda DX (140K)		4/13/2011	Bd moved to take no action on appeal. Mileage does not meet criteria
2011-08		Mark Bombaci	Farm Tools	Since application for farmland status was denied why assessment for farm tools	Board met with assessor and spoke with Jim Ventres over farmland status	4/13/2011	Bd moved to eliminate assessment of farm tools and machinery based upon denial of farmland designation on land
2011-09	M15 -L018	Mark Bombaci	66 Baker Lane	Assessment too high based on comparable properties		4/13/2011	Bd moved to reduce assessment on dwelling by changing quality grade from "AA-10" to "A-10" and condition to good

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>COMPLAINT</u>	<u>COMMENTS</u>	<u>ACTION/DT</u>	<u>ACTION</u>
2011-10	M56 - L040	Gary J. Egloff	15 Plains Road	Assessment too high based on condition		3/28/2011	Bd moved to reduce assessment by changing condition from very good to fair
2011-11	M87 - L209	Stephen M. & Elizabeth L. Fedus	369 East Shore Drive	Assessment too high based on land condition		4/12/2011	Bd moved to reduce assessment by reducing land value by 50%
2011-12	M85 - L006	Jennifer Soper	16 Oconnell Road	Assessment too high based on dwelling condition		4/26/2011	Bd met with assessor and moved to reduce dwelling cost by changing condition to poor
2011-13	M85 - L007	Jennifer Soper	18 Oconnell Road	Assessment too high based on dwelling condition	Reviewed with land use administrator - Lot size .34 ac in 2 acre zone	4/26/2011	Bd met with assessor and moved to reduce dwelling cost by changing quality grade to D+10 and changing condition to very poor
2011-14	M74 - L007	705 Washington Ave., LLC	58 North Moodus Road	Assessment too high		4/26/2011	Bd met with assessor and moved to reduce dwelling cost by changing quality grade on both dwellings from "C+10" to "C".to D+10.
2011-15	M47 - L012	Laurence L. & Judith W. Curtis	561 Town Street	Received Personal Property assessment from Assessor with penalty		4/14/2011	Bd moved to accept revised form plus 25% penalty
2011-16		Chris Saltus	Horses	Received Personal Property assessment from Assessor with penalty	Instructed applicant to complete form and return to assessor prior to 4/1/2011	4/14/2011	Bd moved to accept revised form plus 25% penalty
2011-17	M02 - L036	Donald T. Dolan & Anna E. Trtees	3 Shelter Rock Road	Assessment too high	The majority of homeowners on Shelter Rock Rd appealed assessments this year. Shelter Rock Rd has the highest land assessment/building lot in EH.	4/26/2011	After review with the assessor, Bd moved the classify all homes on Shelter Rock Rd with the same quality grade. Same builder and same architect. Bd agreed on a common quality grade of A-10.
2011-18	M03 - L062	Carol Basso	4 Shelter Rock Road	Assessment too high	The majority of homeowners on Shelter Rock Rd appealed assessments this year. Shelter Rock Rd has the highest land assessment/building lot in EH.	4/26/2011	After review with the assessor, Bd moved the classify all homes on Shelter Rock Rd with the same quality grade. Same builder and same architect. Bd agreed on a common quality grade of A-10.

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2011-19	M03 - L063	Eric R. & Sharon J. Koch	8 Shelter Rock Road	Assessment too high	The majority of homeowners on Shelter Rock Rd appealed assessments this year. Shelter Rock Rd has the highest land assessment/building lot in EH.	4/26/2011	After review with the assessor, Bd moved the classify all homes on Shelter Rock Rd with the same quality grade. Same builder and same architect. Bd agreed on a common quality grade of A-10.
2011-20	M02 - L034	Lawrence T. & Paula M. Goldsmith	15 Shelter Rock Road	Assessment too high	The majority of homeowners on Shelter Rock Rd appealed assessments this year. Shelter Rock Rd has the highest land assessment/building lot in EH.	4/26/2011	After review with the assessor, Bd moved the classify all homes on Shelter Rock Rd with the same quality grade. Same builder and same architect. Bd agreed on a common quality grade of A-10.
2011-21	M03 - L066	Kevin M. & Linda L. Quinlivan	16 Shelter Rock Road	Assessment too high	The majority of homeowners on Shelter Rock Rd appealed assessments this year. Shelter Rock Rd has the highest land assessment/building lot in EH.	4/26/2011	After review with the assessor, Bd moved the classify all homes on Shelter Rock Rd with the same quality grade. Same builder and same architect. Bd agreed on a common quality grade of A-10.
2011-22	M72 - L035	Robin L. Staplins	44 Power House Road	0	Applicant nor agent did not appear at public hearing	4/13/2011	Bd moved to take no action
2011-23	M48 - L057	Edmund J. Gubbins, Jr.	98 Smith Road	Assessment too high based on appraisal done in 10/2010		4/6/2011	Bd moved to reduce assessment after inspection on 4/12 by changing quality grade from B+10 to B+5
2011-24	M18 - L042	Jamie Mackenzie	306 Town Street	Assessment too high - Assessor's record show incorrect square footage	Bd met with assessor and inspected dwelling. Corrections were made to the square footage	4/7/2011	Bd moved to correct square footage and reduce quality grade from "A-10" to "B+10"
2011-25	M48 - L048	Robert & Jacquelinje Biega	44 Laurel Cove Road	Assessment to high - no A/C or Fireplace		4/12/2011	Bd moved to reduce assessment after inspection on 4/12 by changing quality grade from B+10 to B
2011-26	M13 - L028	Samuel E. Peckham	100 Tater Hill Road	Assessment too high against comparative properties		4/12/2011	Bd moved to reduce assessment after inspection on 4/12 by changing quality grade from B-5 to B-10
2011-27	M73 - L032	Banner Lodge Enterprises, LLC	3 Lake Drive - Unit C3	Assessment to high - not 100% complete		4/26/2011	Bd moved to reduce assessment after inspection on 4/15 by removing charge for A/C. Bd felt unit was fully complete

NO	MAP	NAME	LOCATION	COMPLAINT	COMMENTS	ACTION/DT	ACTION
2011-28	M73 - L032	Banner Lodge Enterprises, LLC	4 Lake Drive, Unit C4	Assessment to high - not 100% complete		4/26/2011	Bd moved to take no action on appeal. Bd felt unit was fully complete
2011-29	M73 - L032	Banner Lodge Enterprises, LLC	11 Lake Drive, Unit C11	Assessment to high - not 100% complete		4/26/2011	Bd moved to reduce assessment after inspection on 4/16 by removing charge for A/C. Bd felt unit was fully complete
2011-30	M73 - L032	Banner Lodge Enterprises, LLC	12 Lake Drive, Unit C12	Assessment to high - not 100% complete		4/26/2011	Bd moved to reduce assessment after inspection on 4/16 by removing charge for A/C. Bd felt unit was fully complete
2011-31	M73 - L032	Banner Lodge Enterprises, LLC	24 Augusta Circle, Unit A24	Assessment to high - not 100% complete		4/26/2011	Bd moved to reduce assessment after inspection on 4/16 by removing charge for A/C and reducing dwelling quality grade from "B+10" to "B".
2011-32	M73 - L032	Banner Lodge Country Club Corp.	3 Banner Road	0	Because of value, the Board declined to hear this appeal on the club house		

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**BAA SPRING 2010 APPEALS**

4/30/2011

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>2010LIST</u>	<u>2010REVISED</u>	<u>NET CHANGE</u>	<u>REV % INC</u>
2011-01	M63 - L039	Samsam, LLC	169 Leesville Road	564,890	278,570	286,320	-51%
2011-02	M73 - L010	89 North Moodus Road, LLC	89 North Moodus Road	785,250	785,250	0	0%
2011-03	M08 - L005	Jean A. Williams	5 Connecticut River Road	164,920	164,920	0	0%
2011-04	M65 - L117	Thomas P. Smith, Jr.	36 Great Hillwood Road	316,810	316,810	0	0%
2011-05	M15 - L018	Mark D. Bombaci	66 Baker Lane	0	0	0	ERR
2011-06		Mark D. Bombaci	2002 F150 Pickup Truck	7,250	6,640	610	-8%
2011-07		Rachel Bombaci	1998 Mazda Protege DX			0	ERR
2011-08		Mark Bombaci	Farm Tools	12,500	0	12,500	-100%
2011-09	M15 -L018	Mark Bombaci	66 Baker Lane	372,380	261,640	110,740	-30%
2011-10	M56 - L040	Gary J. Egloff	15 Plains Road	179,490	133,700	45,790	-26%
2011-11	M87 - L209	Stephen M. & Elizabeth L. Fedus	369 East Shore Drive	293,120	236,240	56,880	-19%
2011-12	M85 - L006	Jennifer Soper	16 Oconnell Road	77,960	71,210	6,750	-9%
2011-13	M85 - L007	Jennifer Soper	18 Oconnell Road	63,350	58,470	4,880	-8%
2011-14	M74 - L007	705 Washington Ave., LLC	58 North Moodus Road	201,590	190,000	11,590	-6%
2011-15	M47 - L012	Laurence L. & Judith W. Curtis	561 Town Street	42,500	10,850	31,650	-74%
2011-16		Chris Saltus	Horses	5,750	1,310	4,440	-77%
2011-17	M02 - L036	Donald T. Dolan & Anna E. Trtees	3 Shelter Rock Road	350,300	350,300	0	0%
2011-18	M03 - L062	Carol Basso	4 Shelter Rock Road	381,520	381,520	0	0%
2011-19	M03 - L063	Eric R. & Sharon J. Koch	8 Shelter Rock Road	392,630	392,630	0	0%
2011-20	M02 - L034	Lawrence T. & Paula M. Goldsmith	15 Shelter Rock Road	544,750	484,830	59,920	-11%

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2011-21	M03 - L066	Kevin M. & Linda L. Quinlivan	16 Shelter Rock Road	494,310	437,380	56,930	-12%
2011-22	M72 - L035	Robin L. Staplins	44 Power House Road	175,590	175,590	0	0%
2011-23	M48 - L057	Edmund J. Gubbins, Jr.	98 Smith Road	261,320	254,070	7,250	-3%
2011-24	M18 - L042	Jamie Mackenzie	306 Town Street	832,060	711,770	120,290	-14%
2011-25	M48 - L048	Robert & Jacquelinje Biega	44 Laurel Cove Road	302,550	297,290	5,260	-2%
2011-26	M13 - L028	Samuel E. Peckham	100 Tater Hill Road	223,130	216,500	6,630	-3%
2011-27	M73 - L032	Banner Lodge Enterprises, LLC	3 Lake Drive - Unit C3	197,110	194,170	2,940	-1%
2011-28	M73 - L032	Banner Lodge Enterprises, LLC	4 Lake Drive, Unit C4	206,210	206,210	0	0%
2011-29	M73 - L032	Banner Lodge Enterprises, LLC	11 Lake Drive, Unit C11	206,590	203,410	3,180	-2%
2011-30	M73 - L032	Banner Lodge Enterprises, LLC	12 Lake Drive, Unit C12	202,920	199,770	3,150	-2%
2011-31	M73 - L032	Banner Lodge Enterprises, LLC	24 Augusta Circle, Unit A24	108,700	98,550	10,150	-9%
2011-32	M73 - L032	Banner Lodge Country Club Corp.	3 Banner Road	2,352,950	2,352,950	0	0%
<b>32</b>				<b>\$10,320,400</b>	<b>\$9,472,550</b>	<b>\$847,850</b>	

**SPRING 2010 BOARD OF ASSESSMENT APPEALS**

**WORK SCHEDULE AS 5/2/2011**

<u>DATE</u>	<u>ACTIVITY</u>	<u>BLASCHIK</u>	<u>ROCZNIAK</u>	<u>GROSS</u>	<u>TOTAL</u>
1/20/2011	Legal Notice	1.00			1.00
2/19/2011	Scheduling / Appeal notices	3.00			3.00
2/22/2011	Process additional appeals	1.00			1.00
2/26/2011	Prep and mail appeal notices	4.50			4.50
2/28/2011	Meeting	1.50	1.50	1.50	4.50
3/12/2011	Public Hearing	7.50	7.50	7.50	22.50
3/19/2011	Public Hearing	2.00	2.00	2.00	6.00
3/28/2011	Meeting	2.00	2.00	2.00	6.00
3/31/2011	Meeting	1.50	1.50	1.50	4.50
4/6/2011	Inspections	4.00		4.00	8.00
4/7/2011	Inspections	1.50		1.50	3.00
4/12/2011	Inspections	2.00		2.00	4.00
4/13/2011	Inspections	1.00		1.00	2.00
4/14/2011	Meeting w/assessor	2.00	1.50	2.00	5.50
4/16/2011	Minutes			3.00	3.00
4/17/2011	Minutes			3.00	3.00
4/18/2011	Minutes			3.00	3.00
4/26/2011	Meeting w/assessor	1.50	1.50	1.50	4.50
4/27/2011	Minutes			2.00	2.00
4/28/2011	Minutes			1.00	1.00
5/2/2011	Minutes			1.00	1.00
<b>TOTAL HOURS</b>		<b>36.00</b>	<b>17.50</b>	<b>39.50</b>	<b>93.00</b>