

EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX K- EAST HADDAM, CT 06423

April 13, 2012

BOARD OF ASSESSMENT APPEALS - SPRING 2012 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 one public hearing involving 15 appeals. Of the 15 appeals, there were: 1 auto and 14 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 four times to review the appeals and twice with the assessor, along with the 1st selectman and land use administrator.

1.4 Of the 15 appeals, the Board reduced the assessment on 10 appeals or 66%.

2. COST IMPACTS:

2.1 **ASSESSMENT ADJUSTMENT:** The Board's adjustments totaled \$ 460,920 (see attached).

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

2. **HOURS:** 53.25 @ \$15/hr= \$798.75 (See attached)

3. COMMENTS:

1. In 2011, 89 North Moodus Rd LLC, the former Grand View Lodge property appealed their assessment and the Board denied their appeal which resulted in a law suit which is still pending. This year, 89 North Moodus Rd LLC, again appealed their property assessment and the Board agreed to accept the appeal after discussions with the assessor, land use administrator and the 1st selectman. We agreed to reduce the assessment on 5 buildings that have not been renovated by increasing the depreciation and functional factors to 70% from 50% for a reduction of \$198,050.

2. The Board also denied an appeal for the owner of a recent tax sale property because the transfer occurred after October 1st, 2011 and he was unable to get an affidavit from the prior owner to represent her at the public hearing.

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 hearing, meetings and inspections by Board member and hours spent

cc: Selectmen's Office

Assessor

BAA

Town Clerk

BAA SPRING 2012 APPEALS

4/11/2012

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>2011LIST</u>	<u>2011REVISED</u>	<u>NET CHANGE</u>	<u>REV % INC</u>
2012-01		Edward Culbert		7,170	6,290	880	-12%
2012-02	M74-L078	705 Washington Ave. LLC	Clark Gates Road	20,300	8,050	12,250	-60%
2012-03	M74-L079	705 Washington Ave. LLC	Clark Gates Road	59,500	59,500	0	0%
2012-04	M74-L080	705 Washington Ave. LLC	Clark Gates Road	66,400	66,400	0	0%
2012-05	M65-L021	705 Washington Ave. LLC	42 North Moodus Road	136,330	106,270	30,060	-22%
2012-06	M74-L007	705 Washington Ave. LLC	58 North Moodus Road	201,590	191,540	10,050	-5%
2012-07	M31-L019	Daniel P. Boyd	21 Woodmont Circle	264,210	263,230	980	-0%
2012-08	M72-L006	Milan Cais	27 Power House Road	50,460	50,460	0	0%
2012-09	M48-L101	Peter B. & Nancy R. Seaman	130 Smith Road	428,850	315,100	113,750	-27%
2012-10	M66-L365	Joanne S. & Daniel C. Roczniak	1 Oak Road	141,470	128,050	13,420	-9%
2012-11	M57-L015	Colleen Nihill(John F. Gauger Jr.)	159 East Haddam Colchester Tnpike	184,360	184,360	0	0%
2012-12	M26-L028	David A. & Maryann Sweet	23 Landing Hill Road	439,780	439,780	0	0%
2012-13	M73-L010	Paul Nedovich	89 North Moodus Rd	835,650	637,600	198,050	-24%
2012-14	M56-L156	Arthur & Kimberly Afonso	2 Barberry Lane	204,870	173,700	31,170	-15%
2012-15	M58-L131	Peter Albrycht	104 Bashan Rd	272,130	221,820	50,310	-18%
15				\$3,313,070	\$2,852,150	\$460,920	

SPRING 2012 BOARD OF ASSESSMENT APPEAL ACTIONS

NO	MAP	NAME	LOCATION	4/11/2012 COMPLAINT	COMMENTS	ACTION/DT	ACTION
2012-01		Edward Culbert		Motorcycle damaged in accident. No longer at book value		3/21/2012	Board moved to reduce assessment based on repair parts estimate to repair bike
2012-02	M74-L078	705 Washington Ave. LLC	Clark Gates Road	Non buildable lot with excess acreage		3/21/2012	Board moved to reduce the excess land value by 90% similar to reduction on base lot.
2012-03	M74-L079	705 Washington Ave. LLC	Clark Gates Road	Value too high	Currently on market for \$75000. No interest todate	3/21/2012	Board moved to take no action on appeal and recommends open space
2012-04	M74-L080	705 Washington Ave. LLC	Clark Gates Road	Value too high	Currently on market for \$79,900. No interest todate	3/21/2012	Board moved to take no action on appeal and recommends open space
2012-05	M65-L021	705 Washington Ave. LLC	42 North Moodus Road	Both dwellings on lot are unusable for passed three years	Took ownership 10/27/2011 and has agent certificate to represent owner as of 1001/2011	3/21/2012	Board moved to change quality grade from c+5 to c on dwelling one and condition on both dwellings to poor for a 60% depreciation factor
2012-06	M74-L007	705 Washington Ave. LLC	58 North Moodus Road	Land values too high	Building #2 contains a bath	3/21/2012	Board moved to change quality grade from c+10 to c for both dwellings and to eliminate credit for bath in unit #2 and recommend open space
2012-07	M31-L019	Daniel P. Boyd	21 Woodmont Circle	Value too high - Square footage not correct	Assessor and Ed B. inspected dwelling on 3/29. Corrected bathroom count	4/2/2012	Board moved to correct bathroom totals but not change square footage
2012-08	M72-L006	Milan Cais	27 Power House Road	Land value too high after fire	Applicant did not appear at public hearing	3/21/2012	Board moved to take no action on appeal. Applicant did not appear at public hearing
2012-09	M48-L101	Peter B. & Nancy R. Seaman	130 Smith Road	Land value too high. Lake frontage access restricted because of topography		3/21/2012	Board moved to reduce land value by 50% because of topography

<u>NO</u>	<u>MAP</u>	<u>NAME</u>	<u>LOCATION</u>	<u>COMPLAINT</u>	<u>COMMENTS</u>	<u>ACTIONDT</u>	<u>ACTION</u>
2012-10	M66-L365	Joanne S. & Daniel C. Rocznik	1 Oak Road	Value too high based on condition of neighboring property	Neighboring property has deteriorated by lack of maintenance	3/21/2012	Board moved to reduce land value by 20% because of neighboring property
2012-11	M57-L015	Colleen Nihill(John F. Gauger Jr.)	159 East Haddam Colchester Tnpike	Value to high without a Certificate of Occupany	The applicant John Gauger purchased property in Sept 2011at tax sale but does not take ownership until March 23,2012	3/27/2012	Based on advice of counsel Board moved to take no action on appeal since applicant did not own property as of 10/1/2011 nor did he have an affidavit from owner to represent her interest in appeal
2012-12	M26-L028	David A. & Maryann Sweet	23 Landing Hill Road	Value too high based on current economic conditions. Has been on market for 2 years plan to reduce price further	Did not show at public hearing	3/21/2012	Board moved to take no action on appeal. Applicant did not appear at public hearing
2012-13	M73-L010	Paul Nedovich	89 North Moodus Rd	Property values too high. Owner estimates \$550,000	There is currently a law suit brought by the owner against the town for denying an appeal on the grand list of 10/2010	4/5/2012	Board moved to reduce non renovated dwellings value by increasing physical and functional depreciation factors to 70%.
2012-14	M56-L156	Arthur & Kimberly Afonso	2 Barberry Lane	Value too high for condition. Suffered serious water damage winter of 2010 and hurricane damage 8/2011	Home has been vacant since 2010 and still involved in negotiations with insurance carrier	3/21/2012	Board moved to reduce value by eliminating shed and changing dwelling condition to poor a 41% reduction
2012-15	M58-L131	Peter Albrycht	104 Bashan Rd	Value too high		3/21/2012	Board moved to reduce assessment by changing quality grade on dwelling to C from C+ and by reducing land value an additional 20% because of topography

SPRING 2012 BOARD OF ASSESSMENT APPEALS

WORK SCHEDULE AS 4/13/2012

<u>DATE</u>	<u>ACTIVITY</u>	<u>BLASCHIK</u>	<u>KENNEDY</u>	<u>GROSS</u>	<u>TOTAL</u>
2/18/2012	Application Processing (Schedule Hearing:	3.00			3.00
2/22/2012	Application Processing (Schedule Hearing:	1.50			1.50
2/25/2012	Application Processing (Schedule Hearing:	1.50			1.50
2/28/2012	Application Processing (Schedule Hearing:	1.50			1.50
3/1/2012	Application Review Meeting	1.50	1.50	1.50	4.50
3/6/2012	Meeting with Assessor			1.00	1.00
3/10/2012	Public Hearing	4.50	4.50	4.50	13.50
3/12/2012	Application prep	1.00			1.00
3/13/2012	Meeting	1.50	1.50	1.50	4.50
3/21/2012	Meeting	1.25	1.25	1.25	3.75
3/26/2012	Minutes			3.00	3.00
3/27/2012	Minutes			1.00	1.00
3/27/2012	Meeting w/ Selectman/Assessor/Ventress	1.50	1.50	1.50	4.50
3/29/2012	Inspection	1.00			1.00
3/30/2012	Minutes			2.00	2.00
4/5/2012	Minutes			2.00	2.00
4/11/2012	Minutes			2.00	2.00
4/13/2012	Minutes			2.00	2.00
TOTAL HOURS		19.75	10.25	23.25	53.25