EAST HADDAM BOARD OF ASSESSMENT APPEALS

PO BOX 385- MOODUS, CT 06469

April 29, 2020

BOARD OF ASSESSMENT APPEALS – SPRING 2020 FINAL REPORT

Mr. William M. Cristofaro, Chairman
Board of Finance, Town of East Haddam
Town Office Bldg
Moodus, Ct 06469

1. ACTIVITIES:

1.1 The Board held 1 public hearing on March 7, 2020 involving13 real property appeals. There were no auto appeals this session.

1.2 Of the 13 property appeals, the Board made 6 physical inspections this spring. The Board reduced the assessment on 10 of the 13 property (77%) appeals.

2. COST IMPACTS:

2.1 ASSESSMENT ADJUSTMENT: The Board's adjustments totaled **$ - 387,300 (-14.47%)** (see attached).

2.2 EXPENSES: 1. OUT OF POCKET EXPENSES: The Board incurred **$ 134.46** in out of pocket expenses this session. (See Attached).

2. HOURS: 76 hrs @ $16/hr = $ 1,216.00 (See attached)

3. COMMENTS:

3.1 We encountered (7) appeals from Banner Lodge looking for relief because of suppressed sales and poor common property maintenance and we anticipate this trend to continue.

3.2 Over the last several years we have seen several appeals requesting relief because of blighted adjacent properties, we recommend that the Town revisit creating a viable blight ordnance.

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
Land Use Admin
Town Clerk

BAA SPRING 2020
COST IMPACTS
AS OF 4/28/2020

NO #	NAME	2019 ASSESSMENT	APPLICANT VALUE	MARKET VALUE	REVISED ASS	NET CHANGE	REV % INC
2020-01	David Negrelli	$144,270	$122,000	$245,259	$110,740	$33,530	-23%
2020-02	Donald Timmerman & Sharyn M	$182,840	$146,200	$310,828	$182,840	$0	0%
2020-03	David Scillitani	$129,170	$140,000	$219,589	$127,350	$1,820	-1%
2020-04	Robert G. Wheeler & Pamela A.	$124,880	$150,000	$212,296	$95,830	$29,050	-23%
2020-05	Paul J. Cummiskey & Holly M. A	$209,720	$175,000	$356,524	$162,610	$47,110	-22%
2020-06	Kevin O'Connor & Rich Chana	$324,190	$320,000	$551,123	$267,360	$56,830	-18%
2020-07	Matt & Pat Cronin Wildwood In	$74,970	$0	$127,449	$74,970	$0	0%
2020-08	Justin J. Blancato	$263,960	$320,000	$448,732	$201,100	$62,860	-24%
2020-09	Raymond E & Lori Jean Hackling	$161,700	$197,000	$274,890	$140,420	$21,280	-13%
2020-10	Mark & Catherine Ematrudo	$140,770	$155,890	$239,309	$140,770	$0	0%
2020-11	Jan & Barbara Kubrynski	$393,880	$295,000		$351,040	$42,840	-11%
2020-12	James & Michele LeVasseur	$204,190	$154,000	$347,123	$173,810	$30,380	-15%
2020-13	Michael & Paula LaChance	$321,290	$404,000	$546,193	$259,690	$61,600	-19%
TOTAL	**13**	**$2,675,830**	**$2,579,090**	**$3,879,315**	**$2,288,530**	**$387,300**	**-14.47%**

BAA SPRING 2019
ACTIONS
AS OF 04/29/2019

NO #	MAP	NAME	DATE	COMPLAINT	ACTION
2020-01	M73-L032	David Negrelli	3/7/2020	Tax Too High for Market	After review /Ass Bd moved to reduce ass by 20% due market conditions
2020-02	M73-L032	Donald Timmerman & Sharyn Macelland	3/7/2020	Taxes too high based on physical condition of the complex	Bd moved to take no action. Reduced assessment by 20% in 3/2018
2020-03	M55-L114	David Scillitani	3/7/2020	Taxes too for condition of property	After inspecting property and review w/ass Bd moved to reduce ass by changing garage condition from average to fair
2020-04	M73-L032	Robert G. Wheeler & Pamela A. Wheeler	3/7/2020	Taxes too high based on physical condition of the complex	After review /Ass Bd moved to reduce ass by 20% due market conditions
2020-05	M73-L032	Paul J. Cummiskey & Holly M. Andrews	3/7/2020	Tax Too High for Market	After review /Ass Bd moved to reduce ass by 20% due market conditions
2020-06	M75-L156	Kevin O'Connor & Rich Chana	3/7/2020	Tax Too High for Market	After inspecting property and review w/ass Bd moved to reduce ass by changing the dwelling quality grade from B+ to B & Land value by 30% because of topography
2020-07	M49-L009	Matt & Pat Cronin Wildwood Inc.	3/7/2020	Assessment to high	Bd moved to take no action because Bd unable to inspect. The reason for the assessment doubling from 2018 to 2019 was the 2018 ass was based on Bldg. being 50% complete . The "bungalow" designation fits the criteria the Revaluation Firm has published for a Bungalow.
2020-08	M64-L028	Justin J. Blancato	3/7/2020	Tax Too High for Market	After inspecting property and review w/ass Bd moved to reduce ass by changing the dwelling quality grade from A- to B+, dwelling depreciation code from E to G, Pool & Garage condition from Fair to Poor
2020-09	M73-L032	Raymond E & Lori Jean Hackling	3/7/2020	Tax Too High for Market	After review /Ass Bd moved to reduce ass by 20% due market conditions
2020-10	M73-L032	Mark & Catherine Ematrudo	3/7/2020	Tax Too High for Market	Bd moved to take no action. Reduced assessment by 20% in 3/2018
2020-11	M55-L196	Jan & Barbara Kubrynski	3/7/2020	Too High Based on recent Sales	After inspecting property and review w/ass Bd moved to reduce ass by changing dwelling Type from cape to contemporey, reducing dwelling by 10% because of adjacent camp and changed heat type to geothermal
2020-12	M73-L032	James & Michele LeVasseur	3/7/2020	Tax Too High for Market/Square Footage	After review /Ass Bd moved to reduce ass by 20% due market conditions & changed finished upper story too unfinished
2020-13	M44-L006	Michael & Paula LaChance	3/7/2020	Tax Too High for Market	After inspecting your property and reviewing your appeal w/ass the Board changed the 2nd floor to unfinished living space, the enclosed porch to living space and provided a 20% reduction in based on condition of adjacent property.
	TOTAL	13			