EAST HADDAM BOARD OF ASSESSMENT APPEALS
PO BOX 385- MOODUS, CT 06469

April 8, 2021

BOARD OF ASSESSMENT APPEALS – SPRING 2021 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 6, 2021 involving13 real property appeals. There were no auto appeals this session. This was the same number as 3/2020.

1.2 Of the 13 property appeals, the Board made 2 physical inspections this spring. The Board reduced the assessment on 5 of the 13 property (35%) appeals.

2. COST IMPACTS:

2.1 ASSESSMENT ADJUSTMENT: The Board's adjustments totaled **$ - 146,230 (-5.98%)** (see attached).

2.2 EXPENSES: 1. OUT OF POCKET EXPENSES: The Board incurred **$ 0** in out-of-pocket expenses this session.

2. HOURS: 47 hrs. @ $16/hr. = $ 752.00 (See attached)

3. COMMENTS:

3.1 We encountered (7) appeals, the same number as 2020, from Banner Lodge looking for relief because of suppressed sales and poor common property maintenance. We anticipate this trend to continue.

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.

cc: Selectmen's Office
Assessor
BAA
Land Use Admin
Town Clerk

BAA SPRING 2021
COST IMPACTS
AS OF 4/6/2021

NO #	NAME	2020 ASSESSMENT	APPLICANT VALUE	MARKET VALUE	2020 REVISED ASS	NET_CHANGE	REV_%_INC
2021-01	David Scillitani	$127,350	$122,000	$216,495	$127,350	$0	0%
2021-02	Daniel Zimmerman	$123,480	$146,200	$209,916	$94,710	$28,770	-23%
2021-03	Patricia Backes	$183,680	$140,000	$312,256	$142,380	$41,300	-22%
2021-04	Laura Gonzalez	$248,360	$150,000	$422,212	$208,460	$39,900	-16%
2021-05	Lori Moreno	$242,360	$175,000	$412,012	$242,360	$0	0%
2021-06	Kelly J. & Lynn H. Smith	$142,170	$320,000	$241,689	$110,180	$31,990	-23%
2021-07	Patrick & Marilyn Burke	$125,930	$0	$214,081	$125,930	$0	0%
2021-08	John J. & Karen E. Dolan	$614,960	$320,000	$1,045,432	$614,960	$0	0%
2021-09	Jason M. DiMartino	$118,760	$197,000	$201,892	$114,490	$4,270	-4%
2021-10	Kyle Dawson	$243,090	$155,890	$413,253	$243,090	$0	0%
2021-11	Michael Callahan	$116,480	$295,000		$116,480	$0	0%
2021-12	Michael Callahan	$155,330	$154,000	$264,061	$155,330	$0	0%
2021-13	Michael Callahan	$4,200	$404,000	$7,140	$4,200	$0	0%
TOTAL	**13**	**$2,446,150.00**	**$2,579,090**	**$3,960,439**	**$2,299,920**	**$146,230**	**-5.98%**

BAA SPRING 2021
ACTIONS
AS OF 04/6/2021

NO #	MAP	NAME	DATE	COMPLAINT	ACTION
2021-01	M55-L114	David Scillitani	3/6/2021	Taxes Too High for Market	After review /Ass Bd moved to take no action on appeal. The Board could not justify further reductions beyond those we did in previos years.
2021-02	M73-L032	Daniel Zimmerman	3/6/2021	Taxes too high based on physical condition of the complex	After review /Ass Bd moved to reduce ass by 20% due market conditions
2021-03	M73-L032	Patricia Backes	3/6/2021	Taxes too for condition of property	After review /Ass Bd moved to reduce ass by 20% due market conditions
2021-04	M26-L056	Laura Gonzalez	3/6/2021	Taxes Too High for Market	After physical inspection and review /Ass Bd moved to reduce ass by changing quality grade to B- and dep code from G to A.
2021-05	M31-L048	Lori Moreno	3/6/2021	Tax Too High for Market	Bd moved to take no action because applicant did not show at hearing.
2021-06	M73-L032	Kelly J. & Lynn H. Smith	3/6/2021	Tax Too High for Market	After review /Ass Bd moved to reduce ass by 20% due market conditions
2021-07	M73-L032	Patrick & Marilyn Burke	3/6/2021	Assessment to high	Bd moved to take no action because applicant did not show at hearing.
2021-08	M29-L025	John J. & Karen E. Dolan	3/6/2021	Tax Too High for Market	After review w/ass, the Board moved to take no action on your appeal because of insufficent data
2021-09	M66-L290	Jason M. DiMartino	3/6/2021	Tax Too High for Market	After inspection & review /Ass of comparison properties Bd moved to reduce ass by changing Dep Code from VG to A.
2021-10	M66-L058	Kyle Dawson	3/6/2021	Tax Too High for Market	After review /Ass Bd moved to take no action on appeal. Reduced assessment in 2019.
2021-11	M73-L032	Michael Callahan	3/6/2021	Too High Based on recent Sales	After review /Ass Bd moved to take no action on appeal. Bd had already reduced assessmentnt by 20 % in prior years.
2021-12	M73-L032	Michael Callahan	3/6/2021	Tax Too High for Market/Square Footage	After review /Ass Bd moved to take no action on appeal. Bd had already reduced assessmentnt by 20 % in prior years.
2021-13	M73-L032	Michael Callahan	3/6/2021	Tax Too High for Market	After review /Ass Bd moved to take no action on appeal. Comparison property was for single garage.
	TOTAL	**13**			