EAST HADDAM BOARD OF ASSESSMENT APPEALS

Municipal Office Building, 1 Plains Road
P.O. Box 385
Moodus, CT 06469
860-873-5026

April 17, 2024

Joseph J Corbett
Board of Finance, Town of East Haddam
Town Office Bldg
Moodus, Ct 06469

1. ACTIVITIES:

1.1 The Board held 1 public hearing in March 2023 involving 11 property appeals (10 real estate and 1 vehicle). 1 appeal withdrew, and 1 appeal did not show at the allotted time.

1.2 Of the 11 property appeals, The Board reduced the assessment on 6 property appeals.

2. COST IMPACTS:

2.1 ASSESSMENT ADJUSTMENT: The Board's adjustments totaled **$194,790** (see attached).

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

2. HOURS: 31 hrs @ $16/hr = $ 496.00 (See attached)

3. COMMENTS:

3.1 The number of appeals was low compared to previous years.

BOARD OF ASSESSMENT APPEALS

Edward C. Blaschik, Chairperson
Deborah Langdon
Justin L. Kennedy

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

NO #	MAP	NAME	DATE	COMPLAINT	Board Actions
2024-01		Brian Caton	March 2nd, 2024	Vehicle Overvalued	Auto overvalued based on mileage and condition
2024-02	M57/L151	Edward & Kimberly Dodge	March 2nd, 2024	Property Overvalued	Land Cond Cd A to P, Dwelling Garage Condition F to P
2024-03	M48/L043	Michael & Diane Widger	March 2nd, 2024	Property Overvalued	Land Cond Cd from 1.00 to 0.85
2024-04	M66/L126	Stanley Kaczmarczyk	March 2nd, 2024	Property Overvalued	No Change
2024-05	M75/L169	Stanley Kaczmarczyk	March 2nd, 2024	Property Overvalued	No Change
2024-06	M80/L303	Pierre & Penelope Hill	March 2nd, 2024	Property Overvalued	Land Cond Cd 1.00 to 0.85
2024-07	M55/L126	Grove Street Garden Apartments LLC	<Withdrawn>	Property Overvalued	No Change
2024-08	M57/L074	Melissa Rubin	March 2nd, 2024	Property Overvalued	Land Cond Cd from 1.00 to 0.85
2024-09	M17/L008	Mary Ellen Klinck	March 2nd, 2024	Property Overvalued	Cond Factor from 1.00 to 0.80
2024-10	M72/L004	Kevin & Melissa Nichols	March 2nd, 2024	Property Overvalued	No Change
2024-11	M73/L032	Michele & James LeVasseur	March 2nd, 2024	Property Overvalued	No Change

TOTAL 11

NO #	NAME	2022 ASSESSMENT	REVISED ASS	NET CHANGE	REV % INC
2024-01	Brian Caton	$ 6,930.00	$ 1,430.00	$ (5,500.00)	-79%
2024-02	Edward & Kimberly Dodge	$ 149,810.00	$ 136,720.00	$ (13,090.00)	-9%
2024-03	Michael & Diane Widger	$ 546,410.00	$ 506,410.00	$ (40,000.00)	-7%
2024-04	Stanley Kaczmarczyk	$ 66,410.00	$ 66,410.00	$ -	0%
2024-05	Stanley Kaczmarczyk	$ 63,880.00	$ 63,880.00	$ -	0%
2024-06	Pierre & Penelope Hill	$ 387,630.00	$ 360,610.00	$ (27,020.00)	-7%
2024-07	Grove Street Garden Apartm	$ 2,178,160.00	$ 2,178,160.00	$ -	0%
2024-08	Melissa Rubin	$ 480,480.00	$ 423,020.00	$ (57,460.00)	-12%
2024-09	Mary Ellen Klinck	$ 462,630.00	$ 410,910.00	$ (51,720.00)	-11%
2024-10	Kevin & Melissa Nichols	$ 265,330.00	$ 265,330.00	$ -	0%
2024-11	Michele & James LeVasseur	$ 231,420.00	$ 231,420.00	$ -	0%
TOTAL		**$4,839,090**	**$4,644,300**	**-$194,790**	**-4%**