TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 12, 2019

Members present: Stephen Hunt, Laura Mensi, Norman Sondheimer, Venkata Anupoju, Eileen Reilly

The meeting opened at 6:00 p.m.

**Appeal #17: 117 Northgate - Michael & Kathleen Esteves**

Mr. Esteves provided analysis on comparable home sales. He feels his assessment is too high and he couldn’t sell his house for the value we have it assessed at.

The Board made motion to Table until the next meeting. They need more time to look through the information provided.

**Appeal #28: 255 West Main Street –Two Fifty Five West Main LLC – Represented by Michael Marafito, Pullman & Comley**

Mr. Marafito provided an Income approach to valuing the property at $11,435,294. He stated that this used actual rental income and they have a very low to no vacancy rate.

The Board made a motion to Table until the next meeting. They need more time to look through the information.

**Appeal #41: 90 Avon Meadow Lane – CSC Realty LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property which they believe to be $490,000.

The Board made motion to Table until the next meeting so they can have more time to look through all the information provided.

**Appeal #42: 100 Avon Meadow Lane – CSC Realty LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property which they believe to be $981,000.

The Board made motion to Table until the next meeting so they have more time to look through all the information provided.

**Appeal #43: 80 Darling Drive – L&L Realty LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property which they believe to be $6,070,234. The building also needs an estimated $200,000 in repairs.

The Board made motion to Table until the next meeting so they have more time to look through all the information provided.

TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 12, 2019

Page 2

**Appeal #44: 200 Fisher Drive – APN Associates – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property which they believe to be $2,109,000. The owner is in about half of the building.

The Board made motion to Table until the next meeting so they have more time to look through all the information provided.

**Appeal #45: 19 Sandscreen Road – Sandscreen LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property. Using the Income Approach they believe the value is $852,000.

The Board made motion to Table until the next meeting so they need more time to look through all the information provided.

**Appeal #46: 30 Sandscreen Rd –Avon Building Supply – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property. There is 1 office building and the other 5 are mostly for storage. Using the Income Approach they believe the value is $386,000.

The Board made motion to Table until the next meeting because they need more time to look through all the information provided.

**Appeal #47: 320 West Main St – Lexham Avon, LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property. Using the Income Approach they believe the value is $2,873,000.

The Board made motion to Table until the next meeting because they need more time to look through all the information provided.

**Appeal #48: 339 West Main St – Lexham Avon, LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property. Using the Income Approach they believe the value is $2,321,000.

The Board made motion to Table until the next meeting because they need more time to look through all the information provided.

TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 12, 2019

Page 3

**Appeal #49: 401 West Main Street – Vrakas LLC – Represented by Attorney Greene, Greene Law**

Attorney Greene provided information stating that the Assessor’s market value of the property exceeds the actual value of the property. Using the Income Approach they believe the value is $964,000.

The Board made motion to Table until the next meeting because they need more time to look through all the information provided.

**Appeal #8: 62 Fox Hollow – Venkata Anupoju**

Mr. Anupoju feels the value placed on his 20 year old home is too high. He provided several pictures showing water damage on his ceilings and wood damage on his sunroom. He states he has had no upgrades to his 20 year old house.

The Board made motion to Table until the next meeting so they have more time to look at the information he provided.

**Appeal #4: 51 Byron Drive – Anne Fitzgerald**

The Board received some new information regarding the garages for the Camden models. It was found that out of the 11 Camden Models, 2 properties had attached 2 car garages and the other 9 had a detached 1 car garage but were all being assessed the same. Due to this new information the Board decided to re-vote and unanimously agreed to reduce Anne Fitzgerald’s assessment by $7500 as well as other properties that have only a detached 1 car garage.

Motion made by Stephen Hunt and seconded by Laura Mensi

The meeting adjourned at: 8:30 p.m.