TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 10, 2021

Members present: Adelina Cirikovic, Kimberly Kersey, Jeffrey Maguire, Norman Sondheimer, Sandra Williams

This virtual GoToMeeting opened at 2:00 p.m.

**Appeal # 1 : Tracy Smith, 38 Stonefield Road (Represented by C. Scott Schwefel of Shipman, Shaiken & Schwefel, LLC)**

Attorney Schwefel provided a Retrospective Appraisal to the Board for 10/01/2018 and stated the owner’s estimate of value was $850,000.

After reviewing the Appraisal and discussing the comparable properties chosen, the Board concluded these properties did not provide an adequate basis for comparison to support the claim the subject property was overvalued. The Board unanimously voted no change be made at this time.

Motion made by Norman Sondheimer and seconded by Kimberly Kersey.

**Appeal # 2 : Avon Waterville Road LLC, 15 Waterville Road (Represented by C. Scott Schwefel of Shipman, Shaiken & Schwefel, LLC)**

Attorney Schwefel filed an application to appeal the assessment but presented no documentation to support this appeal. He is waiting for results of a written appraisal but states he won’t have it until well after the Appeal Meeting deadlines.

The Board voted unanimously to deny the appeal due to the lack of any documentation and no presentation to support the owner’s estimate of value.

Motion made by Jeffrey Maguire and seconded by Sandra Williams.

**Appeal # 3 Jackson Inc., 279 Avon Mountain Road**

Information was supplied by Stephen and Jeffrey Brighenti stating that the Town’s market value for the property far exceeds the current market value given the closure of the hotel both during the summer of 2020 and end of November 2020 due to low occupancy. Appellants indicated the demand for hotels is gone, especially for a Commercial hotel like this. They stated currently the property is only worth the land it’s on. They are looking for a 50% reduction in order to survive the next couple of years.

The Board moved to Table the discussion until Thursday’s meeting. The Board requested from the Assessor information on what other towns may be doing in a situation like this.

Motion made by Kimberly Kersey and seconded by Sandra Williams.

Jeffrey Maguire recused himself from this appeal.

The meeting adjourned at 3:50 p.m.