TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 11, 2021

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

This virtual GoToMeeting opened at 1:00 p.m.

**Appeal # 4 : Avon Properties LLC, 56 East Main Street (Represented by David Johnson, Joseph C Sansone Company)**

David Johnson attended and supplied a Property Summary Analysis with Lease Comps and other Sale Comps but no Lease information for the subject property.

Based on the evidence presented, the Board voted unanimously to make no change to the assessment.

Motion made by Kimberly Kersey and seconded by Adelina Cirikovic.

**Appeal # 5 : Jeffrey Mita, 328 Huckleberry Hill Road**

Mr. Mita supplied a Brokers Opinion of Value with 4 comparable properties to his. Multiple photos showing the poor condition of his home were presented and the owner stated that 50% of his land is wetlands.

After some discussion, the Board voted to adjust the Depreciation on the home from 35% to 40% and lower the value of the excess acreage by 50%. (4 in favor and 1 against)

Motion made by Jeffrey Maguire and seconded by Norman Sondheimer.

**Appeal # 6 Avon Park So Office Center Assoc LLC, 15 Darling Drive**

Bruce Shein and Jerome Cohen appeared. Mr. Shein states his Assessment for the 2020 Grand List has gone up but his vacancy also went up. Mr. Shein indicated the building is older and has not been updated.

After reviewing information on occupancy and square footage of other nearby buildings the Board agreed the subjects square footage price is reasonable. The Board unanimously decided no change be made at this time.

Motion made by Jeffrey Maguire and seconded by Kimberly Kersey.

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

The Board carefully reviewed and discussed all the information submitted at the March 10th meeting along with a proposal submitted by the Assessor. The Board voted unanimously (4 in Favor) to temporarily reduce the assessment as presented by the Assessor in the attached document. An Income & Expense form will be requested yearly to review occupancy and allow adjustments to be made as necessary based on improved occupancy until the next Revaluation.

Motion made by Norman Sondheimer and seconded by Sandra Williams.

Jeffrey Maguire recused himself from this appeal.

The meeting adjourned at 4:00 p.m.

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Grand List 157 Rooms

 Year Value/Room Adjustment Occupancy Value Assessment

2019 $34,608.00 0 50% $5,433,571.00 $3,803,500.00

2020 $20,000.00 \* -42% 0 $3,151,470.00 $2,206,030.00

2021 $27,300.00 -21% 40% $4,286,100.00 $3,000,270.00

2022 $34,608.00 0 60% $5,433,571.00 $3,803,500.00

2023 R E V A L U A T I O N Y E A R

 \* Land $15,000

 Building $ 5,000