TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 19, 2022

Members present: Norman Sondheimer, Kimberly Kersey, Sandra Williams, Kershwin Singh

Members not present: Jeffrey Maguire

This Meeting opened at 11:00 a.m.

**First order of Business** - **Election of Chair/Co Chair**

The Board voted unanimously to elect Norman Sondheimer as Chairman.

Motion made by Kimberly Kersey and seconded by Kershwin Singh.

The Board voted unanimously to elect Kimberly Kersey as Co-Chair.

Motion made by Sandra Williams and seconded by Kershwin Singh.

**Appeal # 1 : Avon Home LLC, 385 Deercliff Road (Represented by Marci J. Silverman, Esq - Rogin Nassau, LLC)**

Attorney Silverman provided the Board with an Appraisal dated 6-4-20. This appraisal was done shortly after the purchase of the home and it states that the appraised value of the home should be $2.1 Million. The owner’s estimate of value as of Oct 1, 2018 is $2.0 Million. Attorney Silverman believes that the condition and grade of the home are incorrect. The appraisal shows the construction of the home as very good, however, the interior is outdated and some renovations are needed.

After closely reviewing the Appraisal and discussing the comparable properties chosen, consideration was given to the condition and grade of the home, but the Board felt a change was not warranted. The Board did feel that a change should be made in the depreciation of the home.

The Board members unanimously voted to adjust the depreciation on the home from 15% to 20%. This will decrease the value from $2,330,943 to $2,236,186.

Motion made by Sandra Williams and seconded by Kimberly Kersey.

The meeting adjourned at 11:45 a.m.