

TOWN OF AVON
BOARD OF ASSESSMENT APPEALS
March 11, 2024

Members present: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero
Not present: Norman Sondheimer

The meeting opened at 6:00 p.m.

The Board split into groups of 2 to hear appeals.

Appeal #11: 6 Cranbrook - Yanlin Wang

Heard by: Jeffrey Maguire & Kershwin Singh

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

Mr. Wang filed an appeal stating that his assessment is too high. He provided information on a few properties in his neighborhood that are lower than his.

The Board reviewed his property as well as the properties he presented in his appeal and determined that the assessment is fair. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Kershwin Singh and seconded by Jeffrey Maguire.

Appeal #14: 71 Fox Hollow – Biswajit Paul & Paramita Paul Das

Heard by: Jeffrey Maguire & Kershwin Singh

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

The owner believes his property should be assessed like similar style houses with similar square footage. He provided some information on other Capes.

The Board reviewed the information submitted as well as recent Spring Meadow sales and square footages. The Board agreed the assessment is fair, therefore, a motion was made and passed unanimously to deny a change in assessment.

Motion made by Kershwin Singh and seconded by Jeffrey Maguire.

Appeal #7: 150 Cider Brook Road – David Thomas

Heard by: Jeffrey Maguire & Kershwin Singh

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

The owner states that his property has not increased in value by 50%. He provided some analysis on comparative properties.

The Board reviewed this property and decided that a change in depreciation should be done. A motion was made and passed unanimously to change the depreciation by 5%.

Motion made by Jeffrey Maguire and seconded by Kershwin Singh.

Appeal #25: 46 Princeton Drive - Yu Ma

Heard by: Chelsea Ross & Mike Guerrero

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross & Mike Guerrero

The owner believes her market value should be \$1.1 – 1.15 million. Comparable sales were submitted.

The Board looked at the comparable properties as well as the properties on Princeton Drive. They determined that the value is in line with other properties on the street. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Chelsea Ross and seconded by Mike Guerrero.

Appeal #35: 29 Valley View Drive - Carl Gisnarian

Heard by: Chelsea Ross & Mike Guerrero

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross & Mike Guerrero

The owner believes the value should not have increased because no major changes or updates have been made to the home.

The Board looked at pictures the owner had showing the condition of the outside of the home. After much discussion, a motion was made and passed unanimously to deny a change in assessment.

Motion made by Mike Guerrero and seconded by Chelsea Ross

Appeal #32: 20 Thistle Hollow – Marsha Anderson & Bonnie Berliner

Heard by: Chelsea Ross & Mike Guerrera

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrera

The owners state the market value on their condo is overinflated compared to other properties. They presented an appraisal report dated 10-1-23.

The Board reviewed the appraisal, along with the property cards for the comparable properties and determined that the assessment for their model is fair and reasonable. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Mike Guerrera and seconded by Chelsea Ross.

Appeal #13: 42 Far Hills Drive - Theodore & Eileen Skrypek

Heard by: Chelsea Ross & Mike Guerrera

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrera

Mr. Skrypek believes the value placed on his home is over 40% higher than actual fair market values based on comparable sales. His estimate of fair market value is \$875,000. After his informal hearing with the revaluation company an adjustment was made. Mr. Skrypek is looking for further reduction.

The Board reviewed his property card along with the other properties noted in his appeal and determined that his value is fair. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Mike Guerrera and seconded by Chelsea Ross.

Appeal #17: 20 Hurdle Fence Drive - Gary Palmer - Represented by Attorney Lisa Zaccardelli, Hinckley, Allen & Snyder LLP

Heard by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross & Mike Guerrera

Decided by: Jeffrey Maguire, Kershwin Singh, Chelsea Ross & Mike Guerrera

The owner believes the property is over assessed by \$25,000. An appraisal was presented dated 10/1/23 with an opinion of value at \$548,000.

All the information presented was thoroughly reviewed by the Board. A decision was made to reduce the value on the property by \$12,500. A motion was made and passed unanimously to make the change in value.

Motion made by Kershwin Singh and seconded by Chelsea Ross.

The meeting adjourned at 10:20 p.m.