TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 20, 2019

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

The meeting opened at 9:00 a.m.

**Appeal #18: 162 Northington Drive – Riqiang Yan & Wanxia He**

Arrangements were made with the owners of 162 Northington Drive to inspect their property at 1:00 p.m., on Tuesday, March 19, 2019. Members present to inspect were Laura Mensi and Norman Sondheimer.

The inspection found significant issues with the basement wall and bathroom floor. After some discussion, the Board voted to change the depreciation from 20% to 25%. (4 in favor and 1 against)

Motion made by Norman Sondheimer and seconded by Venkata Anupoju.

**Appeal #1: 20 Avon Meadow Lane – Concord Equity Group LLC, Dana Barnes**

After reviewing all the information from the February 28, 2019 meeting and hearing appeals on 2 other Avon Meadow Lane properties, the Board voted unanimously no change be made at this time.

Motion made by Venkata Anupoju and seconded by Norman Sondheimer.

**Appeal #10: 114 Huckleberry Hill Road – Collinsville Assoc LLC – Represented by Attny DeCrescenzo, Updike, Kelly & Spellacey**

After carefully reviewing the information from the March 5, 2019 meeting and the newly supplied information regarding the market rent and vacancy rate for each unit, the Board voted unanimously no change be made at this time.

Motion made by Venkata Anupoju and seconded by Laura Mensi

**Appeal #5: 55 Darling Drive – OFS Fitel LLC – Represented by Nick Camenker, Ducharme, McMillen & Associates Inc.**

The information from the March 7, 2019 meeting was carefully reviewed and the Board voted unanimously no change be made at this time.

Motion made by Venkata Anupoju and seconded by Laura Mensi.

Not present for this motion was Norman Sondheimer.

**Appeal #20: 151 Old Farms Road – Oldcastle Precast Inc. – Represented by Nick Camenker, Ducharme, McMillen & Associates, Inc.**

The information from the March 7, 2019 meeting was reviewed and the Board unanimously voted that no change be made at this time.

Motion made by Laura Mensi and seconded by Eileen Reilly.

Not present for this motion was Norman Sondheimer.

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

After careful review of the information presented at the March 12, 2019 meeting, the Board unanimously agreed that they believe the current assessment to be fair. There will be no change. Motion made by Venkata Anupoju and seconded by Norman Sondheimer.

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

After careful review of the information presented at the March 12, 2019 meeting, the Board feels that based on market rents, the assessment is appropriate. The Board voted unanimously no change be made at this time.

Motion made by Norman Sondheimer and seconded by Eileen Reilly.

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

The information submitted at the March 12, 2019 meeting was reviewed and the Board unanimously voted no change be made at this time.

Motion made by Laura Mensi and seconded by Venkata Anupoju.

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

The information submitted at the March 12, 2019 meeting was reviewed and the Board unanimously voted no change be made at this time.

Motion made by Norman Sondheimer and seconded by Eileen Reilly.

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

After careful review of the information submitted at the March 12, 2019 meeting the Board voted unanimously no change be made at this time.

Motion made by Eileen Reilly and seconded by Venkata Anupoju.

Not present for this motion was Norman Sondheimer.

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

The information from the March 12, 2019 meeting was carefully reviewed and the Board voted unanimously no change be made at this time.

Motion made by Laura Mensi and seconded by Eileen Reilly.

Not present for this motion was Norman Sondheimer.

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

The information provided at the March 12, 2019 meeting was carefully reviewed and the Board voted unanimously to change the depreciation from 35% to 40%.

Motion made by Eileen Reilly and seconded by Laura Mensi.

Not present for this motion was Norman Sondheimer.

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

The information from the March 12, 2019 meeting was carefully reviewed and the Board voted unanimously no change be made at this time.

Motion made by Laura Mensi and seconded by Venkata Anupoju.

Not present for this motion was Norman Sondheimer.

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

The information submitted at the March 12, 2019 meeting was carefully reviewed. This building is currently 100% occupied. The Board voted unanimously no change be made at this time.

Motion made by Eileen Reilly and seconded by Laura Mensi.

Not present for this motion was Norman Sondheimer.

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

After careful review of the information submitted at the March 12, 2019 meeting the Board voted unanimously no change be made at this time. The rent justified the value. There was also conflicting data between what the owner provided verses the Attorney.

Motion made by Eileen Reilly and seconded by Laura Mensi.

Not present for this motion was Norman Sondheimer.

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

The information presented at the March 12, 2019 meeting was carefully reviewed and the Board voted to change the depreciation from 30% to 35%.

Motion made by Laura Mensi and seconded by Venkata Anupoju.

Not present for this motion was Norman Sondheimer.

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

The information submitted at the March 12, 2019 meeting was reviewed and based on new information from the Assessor after his inspection, the Board unanimously feels the increase should have been 3% instead of 7.5 % and that the component increases should equal the base. At the request of the Board, the Assessor will re-evaluate other Condo’s within the complex.

Motion made by Norman Sondheimer and seconded by Laura Mensi.

Not present for this motion was Venkata Anupoju.

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

Based on new information presented by the Assessor, the Board is amending their vote from the March 7, 2019 meeting. The Board votes to modify the assessment to a 3% increase instead of the 7.5% and to modify the increase so that the component increases equal the base.

Motion made by Laura Mensi and seconded by Eileen Reilly.

Not present for this motion was Venkata Anupoju.

The meeting adjourned at 1:00 p.m.