TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 5, 2019

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

The meeting opened at 6:00 p.m.

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

Attny DeCrescenzo states that this is a 6 unit building which doesn’t produce the highest of rents. It has high vacancy.

The Chairman requested Income & Expense information, the market rent for each unit and the real vacancy rate. Decision will be tabled until the information is received and reviewed.

**Appeal #3: 3 Brocklesby Road – Steve Erie & Attorney DeCrescenzo -Updike, Kelly & Spellacey**

Mr. Erie states that the assessment placed on his property is not based on the fair market value and that there are no buyers for these high end homes in this current market. He did supply an appraisal.

After careful deliberation, the Board voted unanimously no change be made at this time.

Motion made by Stephen Hunt and seconded by Laura Mensi.

**Appeal #7: 80 Fisher Dr–Ensign Bickford Rlty c/o Healthcare Trst–Represented by Michael Correia-Ryan LLC**

Mr. Correia states that based on his calculations we have assessed at approx. $275/Sq. Ft and this is much higher than similar properties.

After some discussion and review of the information presented showing the actual rent at $28.26, the Board voted unanimously no adjustment be made at this time.

Motion made by Stephen Hunt and seconded by Norman Sondheimer.

**Appeal #29: 315 West Main Street–Nod Brook Owner LLC– Represented by Michael Correia – Ryan LLC**

Mr. Correia states that we have assessed at approx. $191/Sq. Ft and it should be at $180/Sq. Ft.

After reviewing the information presented, an error in the calculations was noticed. After adjusting for the error, the Board voted unanimously no change be made at this time.

Motion made by Norman Sondheimer and seconded by Venkata Anupoju.

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**Appeal #4: 51 Byron Drive – Anne Fitzgerald**

Ms. Fitzgerald feels her assessment is incorrect based on the assessments of some other Camden models. Her main concerns were the differences in square footage amounts for the same Camden model, the value of garages and the different veteran’s exemptions some people have.

After careful review of the information, it was decided that her assessment on the condo is fair assuming that the garages are correctly reflected. If they are not, the Board will reconsider the motion. The garages will be reviewed and adjusted accordingly. The veteran’s exemptions are statutory.

It was voted by the Board to make no change at this time.

Motion made by Eileen Reilly and seconded by Laura Mensi.

Two members abstained from voting

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

The owners purchased this house January 2019 for a much lower amount than what we have it assessed at. They feel the house is out of date and in poor condition.

After reviewing the information, the Board voted to request an inspection of this property.

The meeting adjourned at 9:30 p.m.