TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 7, 2019

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

The meeting opened at 6:00 p.m.

**Appeal #25: 40 Sky View Drive – John & Sara Papa**

Mr. Papa supplied information regarding sales on properties comparable to his. He states that due to the current market conditions he won’t be able to sell his home for $2,393,600. He feels the value should be $2,000,000.

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

Motion made by Laura Mensi and seconded by Venkata Anupoju.

**Appeal #9: 71 Fox Hollow – Biswajit Paul**

Mr. Paul submitted information comparing his property with 2 other Fox Hollow “Stratford” properties. He states he pays a higher per square foot amount than his neighbors and he has the lowest living area out of the 3.

After reviewing the information, the Board explained that Condos are assessed differently than residential homes. In this case the base model assessment was increased but any other components

(rec room/fin basement) did not increase. He has a base model with no extra components, therefore, it appears that he is paying a higher per square foot amount than his neighbors.

After careful review of all the information a motion was made for no change.

Motion made by Stephen Hunt and seconded by Eileen Reilly

One member abstained from voting.

**Appeal #30: 65 Woodmont Road –Keisha Palmer**

Ms. Palmer supplied a copy of her appraisal report. She believes that her fair market value is $385,000 or less. Several pictures were submitted showing that there has been no renovations to this property since it was built in 1985.

After careful review of her information, the Board decided to reduce her Grade from a B to a B- which reduced her assessment from $296,570 to $282,230 having a market value of $403,186.

Motion made by Norman Sondheimer and seconded by Venkata Anupoju

**Appeal #6: 42 Far Hills Road – Theodore Skrypek**

Mr. Skrypek believes that the value of his home should be $875,000 which is what he purchased it for January 2018. He states that we are not assessing it at fair market value.

After careful deliberation and a review of the information presented, the Board voted unanimously no change at this time.

Motion made by Venkata Anupoju and seconded by Laura Mensi

TOWN OF AVON

BOARD OF ASSESSMENT APPEALS

March 7, 2019

Page 2

**Appeal #9: 16 Parker Road – DF Realty - Marc Fontaine**

Mr. Fontaine provided a listing of comparable building lots in Avon with the assessments as well as a listing of lots for sale with listing prices. He states this his lot is assessed too high compared to other lots in Avon.

Mr. Fontaine’s lot does have a view, therefore, is assessed higher. The Board unanimously voted no change at this time.

Motion made by Norman Sondheimer and seconded by Eileen Reilly

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

Mr. Camenker states this is a 106,800 SF industrial building that is over-assessed. Avon in not an ideal location for industrial buildings so there are not many comparables. He also states that 23,678 SF of space is being used for light storage and/or vacant. The owner feels the market value should be no more than $4,200,000.

After deliberating, the Board made a motion to Table until one of the next meetings. They need more time to look through the information provided.

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

Mr. Camenker states this is a 108,094 SF narrow building constructed for a specific use as a concrete plant. He feels this limits its marketability which negatively affects its value. The owner feels the market value should be no more than $3,200,000.

After deliberating, the Board made a motion to Table until one of the next meetings. They need more time to look through the information provided.

The meeting adjourned at 9:20 p.m.