

TOWN OF AVON
BOARD OF ASSESSMENT APPEALS
February 28, 2024

Members present: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

The meeting opened at 6:00 p.m.

First Order of Business: Election of Chair

Motion was made by Kershwin Singh to nominate Norman Sondheimer as Chair. Seconded by Jeffrey Maguire. The Board voted unanimously in favor.

Second Order of Business: Election of Vice Chair

Motion was made by Norman Sondheimer to nominate Jeffrey Maguire as Vice Chair. Seconded by Kershwin Singh. The Board voted unanimously in favor.

Appeal #48: 301 Country Club Road – Carmon & Company LLC – Represented by Greene Law , P.C. Attorney Reiner and Alex Lovejoy were present.

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Mike Guerrero and seconded by Kershwin Singh.

Appeal #49: 56 East Main Street – Avon Properties LLC – Represented by Greene Law , P.C. Attorney Reiner and Alex Lovejoy were present.

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Chelsea Ross and seconded by Kershwin Singh.

**Appeal #50: 150 Fisher Drive – Avon Park North 150 Assoc LLC – Represented by Greene Law , P.C.
Attorney Reiner and Alex Lovejoy were present.**

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Jeffrey Maguire and seconded by Kershwin Singh.

**Appeal #51: 15 Industrial Drive – Avon Business Park LLC – Represented by Greene Law , P.C.
Attorney Reiner and Alex Lovejoy were present.**

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Kershwin Singh and seconded by Norman Sondheimer.

**Appeal #52: 19 Sandscreen Road – Sandscreen LLC – Represented by Greene Law , P.C.
Attorney Reiner and Alex Lovejoy were present.**

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Norman Sondheimer and seconded by Chelsea Ross.

Appeal #53: 30 Sandscreen Road – Avon Building Supply Co Inc. – Represented by Greene Law , P.C. Attorney Reiner and Alex Lovejoy were present.

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Mike Guerrero and seconded by Kershwin Singh.

Appeal #54: 5 West Main Street – Crusheen LLC – Represented by Greene Law , P.C. Attorney Reiner and Alex Lovejoy were present.

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Chelsea Ross and seconded by Mike Guerrero.

Appeal #55: 320 West Main Street – Lexham Avon LLC – Represented by Greene Law , P.C. Attorney Reiner and Alex Lovejoy were present.

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Jeffrey Maguire and seconded by Mike Guerrero.

**Appeal #56: 339 West Main Street – Lexham Avon LLC – Represented by Greene Law , P.C.
Attorney Reiner and Alex Lovejoy were present.**

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Kershwin Singh and seconded by Mike Guerrero.

**Appeal #57: 401 West Main Street – Vrakas LLC – Represented by Greene Law , P.C.
Attorney Reiner and Alex Lovejoy were present.**

Attorney Reiner states the Assessor's value exceeds actual market value and submitted income analysis and lease comps for the Board to review.

After reviewing the data submitted, the Board voted unanimously to deny a change in assessment due to the lack of sufficient information provided.

Motion made by Chelsea Ross and seconded by Norman Sondheimer.

**Appeal #44: 120 Darling Drive – Orafol Americas Inc. – Represented by Shayna Jones of DuCharme,
McMillen & Assoc.**

The appeal states that the assessed value exceeds the 10-1-23 fair market value. Ms. Jones supplied income analysis and comparable sales for the area.

After thoroughly reviewing the information submitted, the Board unanimously agreed that the depreciation amount should be raised from 50% to 55%.

Motion made by Chelsea Ross and seconded by Jeffrey Maguire.

The meeting adjourned at 9:15 p.m.