

TOWN OF AVON
BOARD OF ASSESSMENT APPEALS
March 11, 2014

Members present: Richard S. Connel, Samuel D. Chester, Stephen Hunt, Laura Mensi
and Timothy Owens

The meeting opened at 6:00 p.m.

Appeal #8: 5 Pembroke Drive – John McCann, Esq. for Elizabeth Zieky

Attorney McCann stated that this home is assessed at \$240 per square foot. Recent sales seem to indicate that this is higher than similar homes. He feels the property should be valued at \$1,244,320.

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

Appeal #9: 265 West Main Street – Forty Four Associates Ltd. Partnership **WITHDRAWN**

Appeal #10: 23 Robbins Road – Gita Carter for Wayne Eisenbaum, Tr.

Ms. Carter stated that this house has some water damage in the back and on the patio. The assessment is over and above all the other homes in this development although this house is in need of updating.

After review, the Board voted unanimously to lower the assessment to \$2,097,770.

Appeal #11: 25 Westland Road – Hal Pedersen & Ming Yi

Mr. Pedersen compiled recent sales data and feels his property is overassessed compared to other similar properties. He feels his house should be valued at \$825,000.

After careful examination of the information provided, the Board voted to lower the assessment to \$577,610.

Appeal #12: 6 Hitchcock Lane – Stanley Zelazny

Mr. Zelazny stated that there is a drainage easement through his property in favor of the Town of Avon, thereby making the lot less valuable. He also compared his assessment to other houses on the street and felt his assessment was high.

After careful examination of the information presented, the Board voted to lower the assessment to \$248,600.

Appeal #13: 100 Simsbury Road – Gary Greene, Esq. for Brighenti Family Wellness
Center, LLC

Attorney Greene presented an appraisal that was done in June of 2013 indicating a market value of \$12,000,000.

After careful deliberation, the Board voted no adjustment should be made at this time.

Appeal #14: 652 West Avon Road – Gary Greene, Esq. for Avon Realty, LLC

Attorney Greene stated that the Health Center is a 120 bed facility with a high occupancy rate. He feels the correct market value is \$2,146,000.

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

Appeal #15: 26 West Main Street – Gary Greene, Esq. for MGN Co., LLC

Attorney Greene presented an appraisal that was done August 2013 and along with his research feels the fair market value should be \$16 per square foot.

After careful examination of the documentation provided, the Board voted unanimously to lower the assessment to \$1,172,320.

Appeal #16: 339 West Main Street – Gary Greene, Esq. for Lexham Avon, LLC

Attorney Greene stated that the rent being paid for the space indicates a lower value.

Upon reviewing the I & E, as provided by the property owner, the actual rent justified the assessment. The Board voted unanimously no adjustment should be made at this time.

Appeal #17: 320 West Main Street – Gary Greene, Esq. for Lexham, Avon, LLC

Attorney Greene stated that this is an old building that does not have good rentable space compared to others. They have some vacancy and he does not feel that the Town's value is correct.

After careful deliberation, the Board voted unanimously to lower the assessment to \$2,068,410.

Appeal #18: 60 Security Drive – Stag Avon, LLC **WITHDRAWN**

Appeal #19: 74 Westland Drive – Michael & Casey Ryan

Mr. Ryan stated that he purchased this home in March of 2013 for \$805,000 and he felt that this was close enough to the assessment date to be considered the correct market value.

After careful deliberation, the Board voted to lower the assessment to \$591,370.

The meeting adjourned at 9:00 p.m.

