

TOWN OF AVON  
BOARD OF ASSESSMENT APPEALS  
March 8, 2014

Members present: Richard S. Connel, Samuel D. Chester, Stephen Hunt

The meeting opened at 9:30 a.m.

**Appeal #1: 135 Northington Drive – Kathleen Randall**

Ms. Randall feels her land value should be lowered to the value placed on lots on Northgate Drive which back up to her house.

The Board voted unanimously to change the lot value to \$225,000.

**Appeal #2: 11 Pembroke Drive, Attorney Lisa Zaccardelli for Karl J. Krapek, owner.**

Ms. Zaccardelli feels that this house, although very nice, is average inside and is grossly overassessed compared to several other homes in this price range.

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

**Appeal #3: 28 East Main Street – Terry Pendergast**

Mr. Pendergast stated that his long time tenant is in question at this time and his office in the lower level is much lesser quality than the upstairs. He stated that this is not a two story building but a one story with a finished lower level.

After careful deliberation, the Board voted unanimously to change the assessment of the downstairs to \$50 per square foot.

**Appeal #4 & #5: NO APPEALS SCHEDULED**

**Appeal #6: 358 West Main Street – Rachel Wulsin for WEC 2000A 3LLC**

Ms. Wulsin appeared to represent Attorney Wulsin and left his appeal with the Board. He feels the fair market value of the property is \$2,000,000.

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

**Appeal #7: 428 Deercliff Road – Richard Neuhoff**

Mr. Neuhoff researched sales and felt that the market value of his house was too high. He also presented an appraisal that was done May 2012 indicating a value of \$513,000.

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

The Board spent some time in deliberations on the above appeals. The meeting adjourned at 1:00 p.m.