

TOWN OF AVON
BOARD OF ASSESSMENT APPEALS
March 15, 2014

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

Meeting opened at 9:00 a.m.

Appeal #30: 40 Sky View Drive – John & Sara Papa

Mr. & Mrs. Papa feel that the porches and patios at their home are way overvalued and that in general, the value placed on their property is too high.

After careful deliberation, the Board voted unanimously to lower the assessment to \$2,127,610.

Appeal #31: NO APPEAL SCHEDULED

Appeal #32: 100 Fisher Drive – HCR Manorcare Properties, LLC

Denied by Statute – Failed to Appear.

**Appeal #33: 255 West Main Street – Attorney Gregory F. Servodidio for 255 West
Main, LLC**

Attorney Servodidio presented income and expense information indicating a value of \$114.66 per square foot.

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

Appeal #34: 21 Waterville Road – Attorney Gregory F. Servodidio for Lisa Foley, etal

Attorney Servodidio presented several recent sales indicating that the assessment on this property should be \$1,596,420.

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

**Appeal #35: 51 East Main Street –Atty. Gregory F. Servodidio for Shops at
Applewoods, LLC**

Attorney Servodidio presented financial figures indicating a value of \$55.03 per square foot.

After careful deliberation, the Board voted unanimously to lower the assessment to \$2,766,300.

Appeal #36: 220 Scoville Road – Attorney Gregory Servodidio for Brightview Realty, LLC

Attorney Servodidio used both the income and sales approach to indicate his estimate of a market value of \$1,020,000.

After careful review, the Board voted unanimously no adjustment should be made.

Appeal #37: 441 West Avon Road – Gary J. Greene, Esq. for Power Test Realty Co.

Attorney Greene stated that this is a dated building in need of work to update. He feels the market value should be \$500,000.

After careful deliberation, the Board voted to lower the assessment to \$503,250.

Appeal #38: 213 West Main Street – Gary J. Greene, Esq. for K Brothers, LLC

Attorney Greene stated that this is a dated building where gas is now sold and the bays will be rented out shortly for auto repair. He feels the value should be \$392,000.

After careful deliberation, the Board voted to lower the assessment to \$380,130.

Appeal #39: 150 Country Club Road – Jeffrey Dugas, MAI for Golf Club of Avon, Inc.

See Appeal #40.

The Board voted unanimously no change should be made at this time.

Appeal #40: 160 Country Club Road – Jeffrey Dugas, MAI for Golf Club of Avon, Inc.

Mr. Dugas stated that all golf courses generally are not doing well. He provided an appraisal and several current golf club sales. He feels the value should be \$6,000,000 for 150, 160 and 199 Country Club Road, the parcels that make up the Golf Club of Avon.

After careful review the Board voted to lower the assessment to \$4,459,940.

Appeal #41: 199 Country Club Road – Jeffrey Dugas, MAI for Golf Club of Avon, Inc.

See Appeal #40.

The Board voted unanimously no change should be made at this time.

The meeting adjourned at 1:00 P.M.