

**AVON TOWN COUNCIL
SPECIAL MEETING MINUTES
March 30, 2023**

I. CALL TO ORDER

The special meeting was called to order at 7:00 p.m. at the Avon Town Hall, in the Selectmen's Chamber as well as via GoToMeeting by Chairman Polhamus. Members present: Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico. Mrs. Maguire was absent. A quorum was present.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Polhamus.

III. PUBLIC HEARING:

22/23-54 Acquisition & Leaseback of Property located at 645 West Avon Road

Chairman Polhamus shared that as a result of new information that has come to light which would be discussed internally over the next month, the public hearing would be tabled to Council's May 4th regular meeting.

On a motion made by Mr. Indomenico, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council table the public hearing to their May 4th Meeting to consider: (i) the acquisition by the Town of Avon of real property consisting of approximately one and nine tenths (1.9) acres, commonly known as 645 West Avon Road in the Town of Avon, now or formerly owned by Carolann Baldwin, and all appurtenances thereto (the "Property") and the appropriation of \$335,000.00 for the payment in part of the costs related to the aforesaid acquisition, and (ii) if the property is acquired by the Town of Avon, the leasing of the Property by the Town to Carolann Baldwin for use as her primary residence for a period of up to one year following the date the Town of Avon acquires the Property.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

IV. MINUTES OF PRECEDING MEETINGS: March 2, 2023

On a motion made by Mr. Weber, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council accept the minutes of the March 2, 2023 Meeting as drafted. Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

V. COMMUNICATION FROM AUDIENCE

Chip Walters, 56 Stony Corners, inquired about progression with the Old Farms Road Project-Phase I and communication that will be shared regarding such as well as what the plan is to engage residents in the design input for Phase II of the Old Farms Road Project, so it is well accepted by the community prior to the referendum. The Town Manager responded that Phase I is the North/South Section, approved at referendum in the late fall; then we worked with our consultant to finalize design and with title insurance attorneys to work through right-of-way acquisition mapping; we now have a final design package that has to go to Capital Region Council of Governments (CRCOG) who is the conduit for the funding as the Project is 100% paid for through

the LOTCIP program; we will respond to CRCOG's comments, then submit the package to the CT Department of Transportation and respond to any of their comments; and once both sign offs are received, the Project will go out to bid sometime in July with a State contract award around October 2023. He noted that with Phase II, the East/West Section, we have developed a scope and a request for proposals document that will go out tomorrow. He added that the scope provides for adequate input from the public. Mr. Walters clarified that the consultant selected will handle the design. In response to a question from Mr. Walters, the Town Manager responded that the Town Engineer can provide him with the final design for Phase I. Mr. Walters inquired if this information will be made available to the public on the Town's web site. The Town Manager responded yes.

Joseph Gilberti, 45 Longview, requested a copy of the oath of office that the Town Council takes at the beginning of their term. The Town Manager suggested that Mr. Gilberti call the Town Clerk's Office to request the language for the oath of office for elected officials.

VI. COMMUNICATION FROM COUNCIL

Ms. Ausiello inquired about creating a community events calendar for Facebook, in addition to the Town's web site to amplify community events in Town and promote annual events, neighborhood block parties, concerts, Touch-A-Truck, and Family Picnic Days at Sycamore Hills Recreation Area. She is happy to help in any way.

Mr. Weber recognized high school senior and wrestler Isaiah Adams, a 2-time Class M State champion, 2-time Open champion, 2-time New England place winner, and 2-time All-American champion; and at last night's awards banquet received the CT Wrestler of the Year award; he will be attending Harvard in the fall; we are in good hands for the future.

Chairman Polhamus noted the Budget Public Hearing being held on Monday, April 3rd and board of Finance Budget Workshop on Tuesday, April 4th. He wished all a safe and happy spring break. He noted the Bicycle and Pedestrian Master Plan public meeting with the consultant, SLR, being held on April 25th at 7:00 p.m. at the Avon Senior Center and asked residents to participate in the survey as well which is available on the Town's web site.

VII. OLD BUSINESS

21/22-46 American Rescue Plan Act: Discussion re: Projects List

Chairman Polhamus noted there is an item for discussion later on the agenda related to an ARPA funding request from Social Services for the Avon Fuel Bank.

22/23-26 FY 23/24 Budget Development

The Town Manager noted there is approximately \$800,000 in non-tax revenue adjustments that will be recommended to the Board of Finance at their Budget Workshop next week to reduce the proposed mill rate increase from 3.21% to 2.25%.

22/23-54 Potential Acquisition of Property Located at 645 West Avon Road-TABLE

- a. Approve Resolution for Property Acquisition
- b. Transfer of Appropriation, Fund Land Acquisition, \$375,000

On a motion made by Mr. Weber, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council table agenda item 22/23-54 (a) and (b) Potential Acquisition of Property Located at 645 West Avon Road to their May 4th Meeting.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

22/23-70 Appointment: Town Council Representative-Farmington Valley Health District (12/31/2023)

On a motion made by Mr. Weber, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council table agenda item 22/23-70 Appointment: Town Council Representative-Farmington Valley Health District (12/31/2023) to the May 4th Meeting.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

VIII. NEW BUSINESS

22/23-75 Proclamation: Avon Land Trust Appreciation Day

Mr. Polhamus recognized the Avon Land Trust who do a lot of work for the Town. He read the proclamation.

WHEREAS, the mission of the Avon Land Trust is to preserve open space, provide trails, benches, and picnic areas for public enjoyment, provide education to the Avon community on environmental and conservation topics, and improve wildlife habitat; and

WHEREAS, since its founding 50 years ago, the Avon Land Trust has been instrumental in acquiring, preserving, and maintaining many properties within Avon that are now forever protected open spaces for people and wildlife to share and enjoy; and

WHEREAS, the Avon Land Trust has developed effective partnerships with many other non-profit organizations and Town of Avon departments; and

NOW, THEREFORE, LET IT BE PROCLAIMED, that the Avon Town Council does hereby declare May 23, 2023 as Avon Land Trust Appreciation Day, in appreciation for all the work and accomplishments of the Avon Land Trust founders, officers, board members, volunteers, members, and donors, past and present, for the benefit of the Avon community, and wishes them another 50 years and more of continued success.

On a motion made by Mr. Indomenico, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council approve the Avon Land Trust Appreciation Day Proclamation as presented.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

22/23-76 Revaluation

Harry DerAsadourian, Town Assessor, provided a presentation (which is attached and made part of these minutes). In response to a question from Chairman Polhamus, Mr. DerAsadourian responded that tax exempt properties include schools, churches, cemeteries, and State and Town owned properties. Mr. DerAsadourian noted that the assessment sales ratio for a completed year runs from October 1st through September 30th. In response to a question from Ms. Ausiello, Mr. DerAsadourian responded that we use a residual approach in determining the value of what land would be worth today by doing a construction cost study, applying depreciation, then subtracting

it from the sale. He noted that the objective with the assessments is to be slightly below 70% equity and the mill rate is not discussed. In response to a question from Chairman Polhamus, Mr. DerAsadourian responded that an explanation regarding the mill rate not being used is provided in the Assessor's annual report. In response to a question from Chairman Polhamus, Mr. DerAsadourian responded that 41 properties went before the Board of Assessment Appeals in 2018; there were approximately 175 informal hearings and approximately 6 properties went to court. In response to a question from Chairman Polhamus, Mr. DerAsadourian responded that changes to the valuation during the 5-year period between a revaluation is done as needed due to new construction/additions, etc. He noted that pools and sheds automatically receive a 50% depreciation. The Town Manager noted that a negative revaluation result will result in a mill rate increase to make up for the loss in value along with the additional increase in the mill rate to make up for the new spending in the budget. Mr. DerAsadourian noted that we are anticipating an increase in apartment values. The Town Manager added that one way to keep ahead of it is to watch the sales to assessment ratio reports. Council thanked Mr. DerAsadourian for his presentation.

22/23-77 Avon Clean Energy Commission: Activities Update

Carrie Firestone, Chairperson, Avon Clean Energy Commission (ACEC), thanked the Assistant Town Manager who has been amazing in working very closely and informatively with the Commission. She provided updates on several Avon Clean Energy Commission's projects and programs, including Green Up! Avon with focus areas to reduce building energy use through a Home Energy Solutions campaign with Aiello Home Services as well as solar panel array installations on Avon High School and Roaring Brook School this summer; to decarbonize transportation and secure EV charging stations on Town properties and partner with Bike Walk Avon to promote safer, easier bicycle and pedestrian routes in Town; to address food waste and educate the community; and to grow climate friendly lawns and gardens and educate the community including partnering with the Avon Free Public Library, Avon Land Trust, and Garden Club of Avon on a series of programs and projects. Another upcoming activity is a "Sustainable Investing" panel discussion lead by ACEC member Bernie Zahren. Ms. Ausiello suggested sharing information regarding the Home Energy Solutions campaign in the Town's welcome packets to new residents. Ms. Firestone shared that she is also on the Hartford Foundation Community Grant Organization and many people are reaching out about a more expansive menu of events including outdoor space things to do and things we can do to nurture our children's mental health. She noted that last year a festival was held; this year they are talking about having a summer concert potentially on a Sunday afternoon; the music union will pay for half the cost of the jazz band; the ACEC would be looking for the Council to help pay for the other half of the cost of the band, approximately \$600. The Assistant Town Manager shared that we are working with People's Action for Clean Energy (PACE) to draft a long-term Energy Plan for the Town. In response to a question from Ms. Ausiello, the Assistant Town Manager responded that it will cover residential, commercial, transportation, and clean energy; it is more of a tool for the ACEC. Ms. Firestone noted that there should be rebates and/or incentives being offered through the Home Energy Solutions campaign. Council thanked Ms. Firestone and the Assistant Town Manager for their hard work on this. The Assistant Town Manager asked the Council to share any ideas they may have for programs.

22/23-78 Temporary Waiver of Permit Requirement and Disposal Fee for Brush at Landfill/Transfer Station

The Town Manager noted that this will be the third year that the Town is offering this waiver. Council agreed this is a good idea to continue to offer this year.

On a motion made by Ms. Ausiello, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Council temporarily waive the fee for residential brush disposal at the Landfill/Transfer Station on the following Saturdays: April 22, 2023, April 29, 2023, May 6, 2023, and May 13, 2023.

Ms. Ausiello, Messrs: Weber, Indomenico, and Polhamus voted in favor.

22/23-79 Avon Volunteer Fire Department Facility Expansion, Renovation & New Construction

The Town Manager noted there is no action being requested tonight; this is Council's first chance to see the information and make any comments or get comments from members of the Avon Volunteer Fire Department (AVFD) present in the audience. He noted a critical path that illustrates steps through October 2024 where a decision would be needed to either go with a preliminary or final design before a referendum; the timeline has flexibility. He added that the composition of the Building Committee needs to be finalized. He added that monthly updates would be provided to Council as a standing agenda item. He highlighted the draft Statement of Need. In response to a question from Ms. Ausiello, the Town Manager responded that Committee members would be appointed by the Town Council and should include minority representation; the AVFD could make recommendations for members, the opportunity could be shared with the public for their engagement; it might help to have at least one member with construction experience. He noted that he or the Assistant Town Manager would be running the Committee from a Town staff perspective; the Fire Chief could be an ex-officio member. Mr. Weber urged there to be transparency throughout the process with the study, etc. The Town Manager responded that we would create a project page on the Town's web site. Chairman Polhamus asked if a referendum for this project might be lined up with a municipal election.

Jim Speich, 14 Yorkshire Lane, Town Council Representative for the Avon Volunteer Fire Department (AVFD), stated he is happy to have the process moving and the AVFD is here to support it and do whatever we need to do to move the project forward.

22/23-80 Review, Discuss, Set Public Hearing: Sanitary Sewer Easement: 5 Timber Lane

On a motion made by Mr. Indomenico, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Council set a public hearing to be held at their May 4th Meeting to consider acceptance of a sanitary sewer easement as defined below:

The Easement shall be located on that certain piece or parcel of land located at 5 Timber Lane and situated in the Town of Avon, County of Hartford and State of Connecticut said Easement Parcel being shown and designated as "SANITARY SEWER EASEMENT" on a certain map entitled "Compilation Plan Sanitary Sewer Easement." The location of the Easement on the Easement Parcel as shown as the Easement Plan shall be referred to herein as the "Easement Area."

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

22/23-81 Contract Award: Timber Lane Sanitary Sewer Extension Project

On a motion made by Ms. Ausiello, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Council award a contract to Jones Construction, LLC of Unionville, CT, in an amount not to exceed \$202,463.96 for the Timber Lane Sanitary Sewer Extension Project.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

22/23-82 Approve Resolution: Explanatory Text for Annual Town Meeting, May 1, 2023

On a motion made by Mr. Indomenico, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Clerk or his designee be, and s/he hereby is, authorized and directed to prepare and distribute an explanatory text with respect to the proposed budget for the Town for the fiscal year July 1, 2023 through June 30, 2024, as recommended to the Town by the Board of Finance, in accordance with the requirements of the Charter of the Town and Section 9-369b of the Connecticut General Statutes.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

**22/23-83 Set Poll Hours: 6:00 a.m. to 8:00 p.m. Town Meeting Referenda
May 10, 2023, May 31, 2023 (if necessary), June 21, 2023 (if necessary)**

On a motion made by Ms. Ausiello, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council approve the extension of the polling hours of the Town Meeting Referendum from 6:00 a.m. to 8:00 p.m. on May 10, 2023, May 31, 2023 (if necessary), and June 21, 2023 (if necessary).

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-84 LoCIP Authorization

On a motion made by Mr. Weber, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council authorize the Town Manager to apply for a LoCIP grant in the amount of \$116,997.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-85 Supplemental Appropriation: LoCIP Funds, \$6,667.00

On a motion made by Ms. Ausiello, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Council hereby recommends that the Board of Finance amend the FY 22/23 Budget by increasing:

REVENUES

Local Capital Improvement Program Fund, Intergovernmental, Local C.I.P., Account # 11-0330-43365 in the amount of \$6,667.00 and increasing:

APPROPRIATIONS

Local Capital Improvement Program Fund, Town CIP-Facil./Road Overlay, Road Overlay, Account # 11-4831-53003 in the amount of \$6,667.00 for the purpose of recording the revenue and expenditure appropriations up to the level of actual State grant funding.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-86 Supplemental Appropriation: Avon Fuel Bank (ARPA), \$15,000

On a motion made by Mr. Weber, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council hereby recommends that the Board of Finance amend the FY 22/23 Budget by increasing:

REVENUES

American Rescue Plan Act Grant, Intergovernmental, American Rescue Plan Act Grant Revenue, Account #50-0330-44037 in the amount of \$15,000 and increasing:

APPROPRIATIONS

American Rescue Plan Act Grant, Human Services, Fuel Bank Support, Account #50-4203-55160 in the amount of \$15,000 for the purpose of allocating funding received through the American Rescue Plan Act towards support of the Avon Fuel Bank.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-87 Approval of Real Estate Tax Refund, \$9,571.39

On a motion made by Mr. Indomenico, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council approve a real estate tax refund to Northwest Community Bank in the amount of \$9,571.39.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-88 Appointment: Avon Water Pollution Control Authority (12/31/2023)

On a motion made by Ms. Ausiello, seconded by Mr. Weber, it was voted:

RESOLVED: That the Town Council table agenda item 22/23-88 Appointment: Avon Water Pollution Control Authority (12/31/2023) to the May 4, 2023 meeting.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-89 Resignation: Youth Services Advisory Board (R – 12/31/2023)

On a motion made by Ms. Ausiello, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council accept with regret the resignation of Elizabeth Abshire from the Youth Services Advisory Board.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

22/23-90 Appointment: Youth Services Advisory Board (R – 12/31/2023)

On a motion made by Mr. Weber, seconded by Mr. Indomenico, it was voted:

RESOLVED: That the Town Council appoint Rosemary Aiello Landsberg to the Youth Services Advisory Board to fill a vacancy with a term to expire on December 31, 2023.

Ms. Ausiello, Messrs: Polhamus, Weber, and Indomenico voted in favor.

IX. TOWN MANAGER'S REPORT/MISCELLANEOUS

Misc. A: Purchasing Update: The Town Manager reported that with the RFP-Professional Auditing Services, we are setting up a review panel to select an auditor; regarding West Avon Road Sidewalks Phase I, bids came in high so the scope will be reduced to less linear footage; and a bid package for Transfer Station Disposal of Refuse is in development.

Misc. B: Construction Update: The Town Manager reported that with the Public Safety Communication System Project, we received CT Siting Council approval, we expect to receive updated costs from Motorola in April; the Digital Mobile Radio System will cost approximately \$93,000 and he would recommend paying for it out of remaining ARPA funds or through the \$350,000 Assignment on Fund Balance put on about four years ago for public safety purposes as a back stop for this project in case of a cost overrun; we should end up with a very good number for the project; the original project relied on three sites and we are still relying on three sites but we are only paying for one; through the hard work by Chief Melanson, the State is paying for the Huckleberry site and we would be co-locating on Troop H's site at no cost which leaves modifications to be made at the Ridgewood site along with a significant change in the inventory of radios we would be purchasing; the bond authorization is for \$3.1 million and we could use what remains in the previously mentioned Assignment on Fund Balance. He will develop a narrative with the costs and our Bond Counsel will have to look at the original bond authorization approved in 2018 and make sure that they track; it has been a long time since costs have been estimated but with scope changes and modifications made, we still achieve the core goal of the project, a P-25 simulcast system but we have made smart decisions to cut some costs. He noted that regarding the Town Clerk's Vault Addition, stop by and see the progress and regarding Town Hall Building #1 Improvements, we will be submitting a bond request to Representative DeGraw for the State Bond Commission to offset the Town's cost for this project.

Misc. C: ARPA Project Updates: No additional highlights were provided.

Misc. D: Bicycle and Pedestrian Master Plan: No additional highlights were provided.

Misc. E: Public Place Regulations Update: The Town Manager noted that recommendations, already reviewed by the Recreation & Parks Committee, will be ready for Council's May 4th meeting.

Misc. F: Code of Ordinances Chapter 43 "Peddlers, Solicitors & Closeout Sales": The Town Manager noted that recommendations will be ready for Council's May 4th meeting.

Ms. Ausiello asked if Town Council could receive an update on enrollments, spring sports, and field allocations in the Recreation and Parks Department for their May 4th meeting. Mr. Indomenico noted that the baseball field at the Avon Middle School appeared to have been groomed this week and looked playable for the first time for as long as he could remember.

The Town Manager shared that the Town Building Official has resigned effective next week.

XI. ADJOURN

On a motion made by Mr. Indomenico, seconded by Ms. Ausiello, it was voted:

RESOLVED: That the Town Council adjourn the meeting at 9:04 p.m.

Ms. Ausiello, Messrs: Polhamus, Indomenico, and Weber voted in favor.

Attest: Jennifer Worsman, Clerk

2023
Avon

REVALUATION

Harry DerAsadourian, Assessor 860-409-4335
www.avonassessor.com

1

CONNECTICUT PROPERTY TAX SYSTEM

The system used by towns to establish property taxes is referred to as an Ad Valorem Tax System.

A tax based upon the market value of ones property.

2

Properties are assessed at 70% of their fair market value.

Avon had its last revaluation in 2018.

3

Responsibility of the Assessors Office

The Assessors Office is responsible for maintaining records on all properties within the Town of Avon, including land and building data.

This information is then used to establish the Fair Market Value and Assessment.

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October 1, 2022 Grand List

Category	# of Accounts	Gross Assessment	Exemptions	Net Assessment
Real Estate				
Residential	5,361	\$ 1,686,726,081	\$ 3,637,730	\$ 1,683,088,351
Condominiums	1,829	295,301,690	707,140	294,594,550
Commercial	217	328,794,235	---	328,794,235
Industrial	29	12,308,950	---	12,308,950
Other	141	4,566,230	---	4,566,230
Motor Vehicles	16,270	253,576,800	781,240	252,795,560
Personal Property	920	133,848,070	21,511,640	112,336,430
Total Taxable Property		\$ 2,715,122,056	26,637,750	\$ 2,688,484,306
Tax Exempt Real Estate	235	\$ 241,670,823		\$ 241,670,823

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Periodic revaluation helps to ensure proper distribution of the tax burden among all property owners.

State law (Sec. 12-62 CGS) requires all towns to perform a revaluation every five years.

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TOWN OF AVON 2023 REVALUATION		Statistics
Task	Start Date	Finish Date
Preliminary Sales Ratio Study	April 28, 2023	May 26, 2023
Residential Cost Analysis and Documentation	May 8, 2023	June 19, 2023
Residential Land Values	May 8, 2023	June 19, 2023
Residential Depreciation Analysis	May 22, 2023	June 26, 2023
Value Production and Testing	June 26, 2023	July 10, 2023
Field Review of Residential	July 10, 2023	September 8, 2023
Commercial Cost & Depreciation Analysis	June 26, 2023	August 4, 2023
Commercial Land Values	July 10, 2023	August 4, 2023
Commercial I&E's	June 26, 2023	July 31, 2023
Commercial Value Production & Testing	July 31, 2023	August 14, 2023
Field Review Commercial	August 28, 2023	September 18, 2023
Review New Construction	September 28, 2023	September 18, 2023
Final Sales Ratio Study	September 18, 2023	September 25, 2023
Mail NTPs	November 13, 2023	November 20, 2023
Informal Reviews of Values	November 20, 2023	December 11, 2023
Finalize Values and Renotices	December 11, 2023	January 8, 2024
OPM Certification Report	January 15, 2024	January 29, 2024
BAA Support	February 5, 2024	February 29, 2024

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Revaluation Process

Initial Assessment Sales Ratio Study

This will establish the level at which our current Assessments represent when compared to recent sales.

Presently Avon's ratio is as follows -

Single family homes **53.88%**

(Assessment ÷ sales price = ratio)

(Assessment ÷ ratio = market value)

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Annual Report Statistics for – Avon					
List Year: 2021		Office of Policy Management Intergovernmental Relations Division 450 Capital Avenue –MS#54FOR Hartford, CT 06106-1379			
	Non –Usable	Useable	Assessment	Sales	Median
Residential	34	420	\$ 112,283,210	\$ 207,197,739	53.88
Comm/Industrial/Utility	4	6	15,965,921	26,922,000	64.96
Vacant Land	2	5	370,480	718,150	49.60
Apartments	0	0	0	0	0.00
Total	40	431	\$ 128,619,611	\$ 234,837,889	53.91
Distributive Statistics					
	Mean	Agg Mean	COD	COV	Regressivity Index
Residential	54.66	54.19	12.13	16.17	1.01
Comm/Industrial/Utility	66.47	59.30	18.72	22.78	1.12
Vacant Land	60.97	51.59	26.71	33.74	1.18
Apartments	0.00	100.00	0.00	0.00	0.00
Total	54.90	54.77	12.52	16.79	1.00

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Three Approaches to Value	
<ul style="list-style-type: none"> • Cost Approach • Sales Comparison Approach • Income Approach 	

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Land Value Analysis

Current land values are established.

Land Information								
Type	Use	Acres / SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.700	125,000	125,000			125,000	87,500
Primary Site		30,492						
		.700 acres		Total land Value			125,000	87,500

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Construction Cost Analysis

This will allow us to recalibrate the 2018 cost tables to reflect today's construction costs.

Building Valuation Summary					Area
Dwelling	Frame	2 story / bsmt			918
Basement	Full				
Heating	Yes	A/C	Yes		5,840
Plumbing	2 F/B	1 H/B	0 Add'l		6,000
Attic	None				
Additions					108,700
Other Features		WB Stks	Unfin	3,500	19,388
Sub-Total					332,568
Grade	B-	Factor	1.17		389,105
CDU		C & D Factor	1.00		389,105
Depreciation		35%			252,918
		Computed cost value @ 70%			177,043

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Depreciation Study

A study as to the loss in value caused by physical deterioration, functional obsolescence or economic loss caused by external factors.

Sub-Total			332,568
Grade	B-	Factor 1.17	389,105
CDU		C & D Factor 1.00	389,105
Depreciation		35%	252,918
		Computed cost value @ 70%	177,043

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Value Testing and Review

After testing our tables for accuracy and determining the values are correct, field review is started.

This process requires the appraiser to physically look at each property and information on the street card for accuracy and to determine that the estimated market value is fair.

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Final Assessment Sales Ratio Study

After all properties have been reviewed, and prior to assessment change notices being mailed out, the final assessment sales ratio study is performed to determine the accuracy and level of the new values and assessments.

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Assessment Change Notices

In November, notices will be mailed to all property owners informing them of their new assessment.

Any owner who would like additional information or who feels their new assessment is not correct will be able to meet with a reviewer and go over the new value and assessment.

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Board of Assessment Appeals

Any property owner after meeting with a reviewer and who still feels the assessment on their property is incorrect can make an appeal to the Board.

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7 Andrea Lane					
BUILDING DATA 2018 COST 2023 COST ACTUAL					
GLA	2504				
STORY	2				
CONSTRUCTION	Frame				
BASE SF	918	192640	260064		
AGE / REMODELED	1969				
BASEMENT	Full				
HEAT / AIR	HW C/A	5840	7884		
FIXTURES		6000	8100		
ATTIC	None	0	0		
ADDITIONS		108700	146745		
OTHER FEATURES		19388	26174		
SUB TOTAL		332568	448967		
GRADE	B-	1.17	1.17		
RCN		389105	525291		
DEPRECIATION		35%	35%		
BUILDING VALUE		252918	341439		
OUTBUILDING VALUE		2560	2560		
LAND VALUE		125000	135000		
TOTAL VALUE		380478	478999		
SALES PRICE		500000	500000		
SALES RATIO		76.1%	95.8%		
ASMT SALES RATIO		53.3%	67.1%		



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59 Old Mill Road					
		BUILDING DATA		2018 COST	2023 COST ACTUAL
GLA		2082			
STORY		1			
CONSTRUCTION		Frame			
BASE SF		1978	226010	305114	
AGE / REMODELED	1971	2022			
BASEMENT		Full w/ wo			
HEAT / AIR	FHA	C/A	6850	9248	
FIXTURES			9600	12960	
ATTIC		None	0	0	
ADDITIONS			38823	52411	
OTHER FEATURES			17218	23244	
SUB TOTAL			298501	402976	
GRADE		B-	1.17	1.17	
RCN			349246	471482	
DEPRECIATION			35%	20%	
BUILDING VALUE			227010	377186	
OUTBUILDING VALUE			0	0	
LAND VALUE			138450	153450	
TOTAL VALUE			365460	530636	
SALES PRICE				560000	
SALES RATIO				94.8%	
ASSMT SALES RATIO				66.3%	

