

The Board of Assessment Appeals

Town of Goshen
North Street
Goshen, CT 06756
May 14, 2020 2:00PM
Special Meeting

Held via video conference on ZOOM
<https://us02web.zoom.us/j/86106477255>

Or calling: 1 (929) 205 6099
Meeting ID: 861 0647 7255

Present: Board of Assessment Appeals members Donna Molon, Leya Edison and Chairman Robert Harmon. BAA Clerk Denise Leclair, Assessor Lucy Hussman

Call Meeting to Order: Robert Harmon called the meeting to order at 2:10PM to discuss and make decisions regarding the Board of Assessment Hearings that were held on May 2, 2020.

Property Owner: Andrew & Kim Savage

Represented by Andrew Savage

Property- 25 Pond Ridge Dr.

Decision- Robert Harmon summarized Mr. Savage's hearing from May 2, 2020. He stated that Mr. Savage felt that the assessment was too high. That Mr. Savage referenced 5 different Goshen residences that he felt were comparable to his property, however, none of the Board Members felt that they were comparable properties. Mr. Savage also commented that he does not have a finished basement. Following the hearing, Mr. Savage provided the board with photographs depicting an unfinished basement. Following the discussion amongst the Board Members, Robert Harmon made a motion to reduce the assessment by changing the basement from finished to unfinished. Donna Molon seconded the motion. All members were in favor. The motion passed.

Appeal Granted

Old Assessment: \$ 621,110

New Assessment: \$ 610,610

Property Owner: 6645 Village Marketplace

Represented by Mark Greenberg

Property- 59E Torrington Road

Decision- Robert Harmon started the discussion by mentioning that Mr. Greenberg provided the Board with numerous photographs that helped to support his claim that 3 of the 7 apartments located at 59E Torrington Road were in very poor condition. Mr. Greenberg stated that it would cost approximately \$30,000 per apartment to get the apartments in a condition where they could be rented again. He also stated that Mr. Greenberg told the Board that he is hoping to close on the sale of this property to the Goshen Housing Trust in early July. Robert Harmon made a motion that they reduce the assessment due to the poor condition of three of the apartments. Leya seconded the motion. All members were in favor and the motion passed

Appeal Granted

Old Assessment: \$ 238,110

New Assessment: \$ 210,390

Property Owner: D.C. Realty Trust LLC

Property- 6 Sunset Drive

Represented by Thomas Carey

Reason for appeal- Robert Harmon summarized Mr. Carey's hearing from May 2, 2020. In summary, Mr. Carey stated that he purchased his residence in May, 2018 for \$128,000. He stated that he has upgraded the residence by fixing a contaminated well, installed a new pump and heating system, plumbing repairs were done and removal of the chimney. Mr. Carey further stated that the garage is in "very poor condition" and the town's appraisal is too high. He stated that he painted the exterior of the garage and replaced the door with a used steel door. There is electricity in the garage but it is otherwise very basic and he feels that the market value should be reduced to \$6,000 - \$7,000. He states that he has not done any additional improvements to the garage and provided photographs of the exterior of the garage. He provided the Board with a list of 8 (eight) different properties with outbuildings located in Goshen.

Robert Harmon stated that Mr. Carey was also appealing the land value of his property. Mr. Carey had provided the Board with a list of 6 (six) properties located in Goshen, ranging in size from 1.9 to 5.01 acres. He also submitted a copy of a January 21, 2020 letter from Martin Connor, Town Planner/ Town Zoning & Wetlands Enforcement Officer, to the owner of 12 Sunset Drive. Numerous violations were listed, and to date, the issues have not been corrected. He feels that the condition of his immediate neighbor's property has an extremely adverse effect on his property value.

Robert Harmon felt that the neighbors property is having an adverse effect on the value of Carey's property. Leya Edison and Donna Molon joined the discussion. Mr. Harmon suggested that the Board write a letter to Martin Connor stating that the violations that are in existence at 12 Sunset Drive are affecting the local property values. All members agreed to compose a letter and also speak to the 1st selectman about this issue. Leya Edison recommends that Martin Connor advise the Assessor when the neighbor corrects the violations.

Robert Harmon proposed that the condition of the garage be changed from average to fair, change the street index to a main highway and make necessary adjustments based on the poor condition of the abutting property. Lucy Hussman addressed questions asked of her by the Board. Donna made a motion to reduce the value based on the issues addressed above. This motion was seconded by Robert Harmon. All members were in favor and the motion passed.

Appeal Granted

Old Assessment: \$ 114,950

New Assessment: \$ 105,890

The meeting was adjourned by Robert Harmon at 2:39PM

Respectfully Submitted,
Denise T. Leclair
Clerk for the Board of Assessment Appeals

Received May 15, 2020 12:20 PM

Attest Megan Scanlon
ASST. Goshen Town Clerk