

The Board of Assessment Appeals

Town of Goshen
North Street
Goshen, CT 06756
March 21, 2016 10:00AM
Special Meeting

Present: Board of Assessment Appeals member Donna Molon, Chairman Robert Harmon and Assessor Lucy Hussman.

Excused: Joan Lang

Call Meeting to Order: Robert Harmon called the meeting to order at 10:00AM.

Decision of Appeals:

Property Owner- 6645 Village Market Place LLC

Represented by- Vincent DeRoza (Property Manager for Mark Greenberg)

Property- 59 ABC Torrington Road

Reason for appeal- DeRoza represents that Greenberg feels the assessment is too high. No other town that he deals with increases assessments for "lease hold improvements". States that a new fire system was installed due to code requirements but the remaining changes were "interior fit out", not capital improvements.

Decision: The board made adjustments to the assessment based on some of the 1st floor being unfinished. Some improvements to the building were capital and some were lease-hold.

Appeal Granted.

Old Assessment - \$749,680 New Assessment - \$705,090

Property Owner- Hugh I. Hunt Revocable Trust

Represented by- Samantha McAnulty, Trustee

Property- 6 North Street

Reason for appeal- McAnulty feels that the assessment is too high. She states that there are roof leaks, chimney needs to be repointed and the heating is inadequate and needs to be re-configured. The roof leaks have caused interior damage and damage to exterior fascia boards. She states that the house has been listed at \$425,000 for 6 months and there has been no interest. She provided photos of a comparison at 73 Old Middle Street which recently sold for \$425,000. She provided photographs of this listing to the Board and states that the overall condition of the Middle Street home, along with its pool and gardens was a much more valuable property than the North Street property. The Board agreed to contact McAnulty later today to visit her property.

Decision: Adjustments were made to the finished basement square footage and quality, and an adjustment was made to the condition code for the entire house.

Appeal Granted.

Old Assessment - \$390,030 New Assessment - \$307,850

Property Owner: Robert Katz
Property- WL483 Valcove Court

Reason for appeal- Katz feels that the assessment is too high. Katz states that he believes that the lot is not buildable. He states that he purchased the property in 1978. At some point, possibly in 2008 the property was revalued and there was an increase in assessment value. He further states that there is a stream which runs thru the front of the property. He provided information from George Malia –Certified Soil Scientist.

Decision: The board denied this appeal and recommends that the owner go to the Inland –Wetlands Commission to determine if the lot is buildable. The proof provided was inconclusive.

Appeal Denied

Property Owner- Brian D. & Mary E. Smith
Represented by- Brian Smith
Property- 162 East Hyerdale Drive

Reason for appeal- Felt assessment exceeded value. House was purchased for \$1.1 million. He provided comparable sales from Zillow for waterfront homes. He feels that \$ 1.4 million to \$1.5 million is a more realistic appraised value. He currently has the house listed for sale at \$1.8 million. Since purchasing the residence he has installed a new dock and made some repairs. The Board agreed to visit the property at 10:00 AM on Monday March 21, 2016.

Decision: The board made adjustments to the value based on unusual room layout, amenities and house style for this community.

Appeal Granted

Old Assessment - \$1,200,740 New Assessment - \$1,075,270

Property Owner- Wehmann Property Trust
Represented by- Thea & Doug Wehmann
Property- 807 East Street North

Reason for appeal- Felt that the assessment exceeds value. The owners addressed three (3) areas of concern that they feel are overvalued: **1-** Finish Classification of Basement **2-** End of Life Pool and **3-**Condition Quality of Greenhouse. The owners provided photographs to support these issues.

The exercise room has no windows and is lighted by fluorescent shop lights, there is a space heater attached to the wall, vinyl flooring and the ceilings are unfinished. The "wine cellar" consist of block walls and concrete floors, an unfinished ceiling and lighted by incandescent bulbs. Crude shelving to hold cases of wine.

The pool is at the end of its useful life and is currently appraised at \$15,100. The pool needs to be completely redone (numerous cracks) and there are serious drainage problems.

The greenhouse has significant damage including the flashing and broken glass. Rain water and melting snow spill into the greenhouse and has damaged the lighting. Condition of the greenhouse roof is poor.

They stated that they have added dormers to the residence, a new energy efficient metal roof, HVAC system and kitchen remodeling due to a broken pipe. They also stated that they now have five (5) full bathrooms and (one) 1 half bathroom.

Robert Harmon stated that the Board would be willing to visit the property but the owners declined.

Decision: The board made adjustments to reduce finished basement square footage and quality, and reduced the condition of the pool and the greenhouse. An increase was made for additions to the bathroom count.

Appeal Granted.

Old Assessment - \$566,440 New Assessment - \$560,700

Robert Harmon made a MOTION to accept all decisions on the appeals. The MOTION WAS SECONDED by Donna Molon at 1:00 PM. The MOTION carries.

Adjournment: Robert Harmon made a MOTION to adjourn the meeting. The MOTION WAS SECONDED by Donna Molon at 1:01 PM. The MOTION Carries.

Respectfully submitted,

Denise Leclair (LH)

Denise T. Leclair

Clerk for the Board of Assessment Appeals

Received March 25, 2016 ^{12:12} PM
Attest *Meghan Stanlon*
Goshen Town Clerk
ASST.

