

The Board of Assessment Appeals

Town of Goshen

North Street

Goshen, CT 06756

May 2, 2020 10:00AM

Special Meeting

Held via: <https://us02web.zoom.us/j/89500814295>

Or calling: 1 (929) 205 6099

Meeting ID: 895 0081 4295

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

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

Property Owner: Andrew & Kim Savage

Represented by Andrew Savage

Property- 25 Pond Ridge Dr.

Reason for appeal- Mr. Savage feels that the assessment is too high. He referenced 5 different Goshen residences that he felt were comparable to his property and these 5 properties have a lower tax burden than his property at 25 Pond Ridge Dr. He also stated that the Town of Goshen has an assessment for a finished basement. He claims that his basement is unfinished. The Board asked him to provide video or pictures to support this claim. He stated that he would submit photos or video after the hearing

Property Owner: 6645 Village Marketplace

Represented by Mark Greenberg

Property- 59E Torrington Road

Reason for appeal- Mr. Greenberg explained that he has 3 apartments that are in disrepair. Prior to the Hearing he provided 10 photos for the Board to review. He states that it would cost approximately \$30,000 per apartment to get the apartments into a condition that would allow them to be rented. He stated that the other 4 apartments are in good condition and he is not seeking tax relief on those apartments. He also stated that he is hoping to close on the sale of this property to the Goshen Housing Trust in early July.

Property Owner: D.C. Realty Trust LLC

Property- 6 Sunset Drive

Represented by Thomas Carey

Reason for appeal- Mr. Carey purchased his residence in May, 2018 for \$128,000. He states that he has upgraded the residence by fixing a contaminated well, installing a new pump and heating system, plumbing repairs and removing the chimney. However, he states that the garage is in "very poor condition" and the town's appraisal is too high. He states 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.

Mr. Carey was also appealing the land value of his property. He 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. This letter was a follow-up to a "Cease and Desist" Order issued on November 16, 2019. 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.

Donna Molon made a motion to go into Executive Session at 10:40 AM to discuss the hearings, it was seconded by Leya Edison. The motion passed. Lucy Hussman, Assessor, was invited to join the meeting at this time.

Decision of Appeals:

Property Owner: Andrew & Kim Savage

Represented by: Andrew Savage

Property: 25 Pond Ridge Dr

Decision: After the hearing Mr. Savage provided the Board with photographs showing that the basement is unfinished. The assessment was reduced by changing the basement from finished to unfinished.

Appeal Granted

Old Assessment: \$ 621,110

New Assessment: \$ 610,610

Property Owner: 6645 Village Marketplace

Represented By: Mark Greenberg

Property: 59E Torrington Road

Decision: Appeal granted and assessment reduced due to the poor condition of three of the apartments.

Appeal Granted

Old Assessment: \$ 238,110

New Assessment: \$ 210,390

Property Owner: D.C. Realty Trust LLC

Represented by: Thomas Carey

Property: 6 Sunset Drive

Decision: The assessment on the garage was reduced due to its condition, and the assessment on the land was reduced due to the location of the lot and proximity to a state road.

Appeal Granted

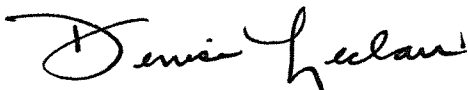
Old Assessment: \$ 114,950

New Assessment: \$ 105,890

Respectfully Submitted,

Denise T. Leclair

Clerk for the Board of Assessment Appeals



Received May 5, 2020 @ 1:47 P.M.

Attest Barbara Z. Bunn
Goshen Town Clerk