

# The Board of Assessment Appeals

Town of Goshen  
North Street  
Goshen, CT 06756  
March 19, 2016 10:00AM  
Special Meeting

**Present:** Board of Assessment Appeals member Donna Molon, and Chairman Robert Harmon

**Excused:** Joan Lang

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

**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.

**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.

**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.