



TOWN OF MIDDLEBURY

Board of Assessment Appeals

March 10, 2022

Meeting Minutes

Members Present

Stephen R. Ferrucci III
Robert J. Flanagan Jr.
Brendan M. Browne

RECEIVED FOR FILING

March 17, 2022 at 2:45 P.M.

TOWN CLERK'S OFFICE
MIDDLEBURY, CT

MaryBeth Lubinski, Asst.
TOWN CLERK

Call to Order:

Chairman Stephan R. Ferrucci III, called the Board of Assessment meeting to order at 6:40 PM.

Appeal Hearings:

Michael & Susan McGaughan – 614 Watertown Road

Mrs. McGaughan gave history of herself and husband's residency along with work backgrounds. She asked for clarification from Vision as to how the assessment is calculated and told it was an involved process with spreadsheets. She was not clear how the numbers were obtained but started research on her own comparing like houses. Mrs. McGaughan found that an abutting neighbor with same house style and square footage had a lesser assessment. She continued her search and found a Ravenwood Drive home that was appraised at \$467,500 that has many similarities between her home and Ravenwood. Mr. Jonathan Kloss spoke in regards to his appraisal submitted at the time of appeal with approval of Mrs. McGaughan. Mr. Kloss described the location of the home and explained the adjustments to the comparables within the appraisal. He determined from the comparables and the appraisal that a value of \$400,000 is supported by the information in the appraisal. When questioned by Commissioner Browne on square foot price adjustment what value was used in the appraisal. Mr. Kloss confirmed \$35 per square foot.

Ann Cunningham – 84 Munson Road

Tom Cunningham, husband of Ann, attended the appeal along with Mr. Jonathan Kloss, a hired real-estate appraiser, both spoke on Mrs. Cunningham's behalf with signed permission. Mr. Tom Cunningham supplied a board with a map visually showing their home and neighboring homes highlighting sales in area and the homes used in the appraisal. Mr. Cunningham explained that the home had been added on to recently to add a room for his father-in-law, however the remainder of the home remains original with no updates. Mr. Cunningham provided pictures to show interior of 84 Munson Road along with pictures from the comparable homes showing condition. An Excel spreadsheet was provided to show the sales in the area with appraisal and value differences. Mr. Cunningham stated that he was concerned the value placed on the home to

no consideration as to the condition of the interior. Mr. Kloss provided an appraisal with five comparables all which contained adjustments based on condition of the home. The appraisal supports a value of \$535,000. The square foot adjustment used within the appraisal is \$35 per square foot.

Cynthia Sarlo & Peter L. Williams – 231 Tucker Hill Road

Mr. Peter Williams changed the appeal value to a new market value to \$357,000 with assessment of \$249,900. Mrs. Sarlo stated that they used the vision site to filter information and find comparables. Mr. Williams described the five comparables as same square footage but more room counts. They determined after looking at the comparables that 8 Green Hill Road was the closest in square footage, acreage, room count and rating to compare value. Mrs. Sarlo submitted comparables for review. The board had discussion as to how value is determined during a revaluation process also the differences between depreciation and grade.

Gregory J. Tesch – 818 Middlebury Road

Mr. Tesch described the home as built in 1939 and few homes are comparables to his property. The home was appealed in 2011 as he felt it was out of alignment with the rest of the town at that time. The problem Mr. Tesch finds is location of the home and he is grouped with homes that are in more of a quieter neighborhood where he is on a main road. The lot was described as sixty percent ledge and unusable and doesn't care the same values as other homes. Mr. Tesch submitted three comparables for review. He compared his property to another cape on Middlebury Road with a value of \$149,800. Mr. Tesch submitted a bank appraisal from June 2021 which supports a market value of \$200,000.

Curtis & Sharon Bosco – 141 Spring Road

Mr. Bosco state the home had a septic backup in July 2021 and the basement was completely gutted and dismantled during cleanup. The half bathroom was also removed at that time. There was an appraisal done at that time which supported a market value of \$245,000 to \$265,000 as the owner were going to sell after the septic backup. A second appraisal was done at the time Mr. Bosco purchased the property which supported a market value of \$265,000. Mr. Bosco purchased the property for \$250,000 in May 2021 and feels the value of \$310,00 is excessive. There was board discussion in reference to fixing the data on the field card to reflect no half bath in the basement.

Robert & Linda Mucciacciaro – 120 Skyline Drive

Mrs. Mucciacciaro stated that they are only appealing the value of the house not the land. The properties do not compare based on the square foot price and feels that the home value is out of whack. The house should be assessed at \$308,000. Mrs. Mucciacciaro does not understand why the value of the property would be based on the purchase price from November 2020. The house was on the market for a considerable amount of time and doesn't support the value that it was purchased for due to the pandemic.

Fauzia Ansari – 54 Watertown Road

Mr. Ansari showed for the appeal early and explained he was a doctor and had a medical emergency which required him to leave. The Board excused Mr. Ansari allowing a reschedule for the following day.

DECISIONS:**Curtis & Sharon Bosco – 141 Spring Road**

Voted: Chairman Stephen Ferrucci abstained from voting on a motion from commissioner Brendan Browne to have the market value reflect the appropriate and accurate appraisal submitted at \$265,000 and assessed value of \$185,500. Motion carried.

Richard & Ann Spierto – 28 Fair Haven Drive

Voted: Unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Brendan Browne to deny the appeal based on board research of the Fair Haven Drive area. The board found 50% of properties in the area had increase of over 30% which is consistent with 28 Fair Haven Drive increase. Motion carried.

John & Melanie Ricci – 4 West Lake Road

Voted: unanimously on a motion from commissioner Robert Flanagan and seconded by commissioner Robert Flanagan that the appeal be granted and alter the fair market value to \$600,000 based on the fact the home is built in the 1930's and more of a cottage. The low ceilings in the basement and no basement access from inside and age of home demonstrates functional obsolescence. Motion carried.

Michael & Janis Carnaroli – 7 West Lake Road

Voted: unanimously on a motion from commissioner Brendan Browne and seconded by Robert Flanagan to adjust the market value to \$1,000,000 with an assessment of \$700,000, based on the information provided. Motion carried.

Guy & Patricia Gentil – 14 West Lake Road

Voted: unanimously on a motion from commissioner Brendan Browne and seconded by commissioner Robert Flanagan to adjust the market value to \$1,100,000 reflecting an assessed value of \$770,000, based on the increase in market since the time of appraisal provided by the appellant. Motion carried.

David & Heather Messina – 6 West Lake Road

Voted: unanimously on a motion from commissioner Robert Flanagan and seconded by Brendan Browne to deny the claim based on insufficient information supplied at the time of appeal.
Motion carried.

John L Kuhner – 760 Watertown Road

Voted: unanimously on a motion from commissioner Robert Flanagan and seconded by Brendan Browne that the field card be updated to reflect the cathedral ceiling and adjust the market value to reflect \$490,000 and an assessment of \$343,000. Motion carried.

Public Comment:

None

Adjournment:

Adjourn the meeting at 9:30 PM.

These minutes are submitted subject to approval.
Respectfully,

Stacie K. Maldonado

Stacie K. Maldonado
Recording Secretary

BAA Members
CC: Town Clerk, Assessor