



TOWN OF MIDDLEBURY

Board of Assessment Appeals

March 12, 2022

Meeting Minutes

Members Present

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

RECEIVED FOR FILING

March 17 20 *22* at *2:45* P.M.

TOWN CLERK'S OFFICE
MIDDLEBURY, CT

MaryBeth Lukowski, asst.
TOWN CLERK

Call to Order:

Chairman Stephen R. Ferrucci III, called the Board of Assessment meeting to order at 10:00 AM.

Appeal Hearings:

Alec & Mary Vincitorio – 164 Northwood Drive

Mr. Vincitorio stated when doing comparisons of homes in his neighborhood he used an average square foot price. His home is valued at a \$20 per square foot more than four comparables that he used in his comparison. Mr. Vincitorio submitted documentation that shows the comparables used for his determination of value.

Laura M. Kibbe – 266 Kelly Road

DECISION: Voted: Unanimously on a motion from Commissioner Brendan Browne and seconded by Commissioner Robert Flanagan to deny the appeal based on the appellant not showing for the appeal. Motion carried.

Gerald & MaryBeth Lukowski – 863 South Street

Mr. Lukowski determined after comparing properties that his home was valued properly, however, the land was overvalued. Mr. Lukowski stated his property has the powerlines overhead and the highway in close proximity. The power plant causes a visual impact with lights and also the noise from the plant is a detriment to value. Mr. Lukowski submitted a document showing the information discussed. He stated the surrounding properties have better lots, they are flatter and have more usable area and valued less.

DECISION: Voted: Unanimously on a motion from Commissioner Brendan Browne and seconded from Commissioner Robert Flanagan to Deny the appeal based on lack of sufficient evidence and not providing pictures of land. Motion carried.

Fauzia Ansari – 54 Watertown Road

Decision: Voted: unanimously to except the withdrawal on a motion from Commissioner Brendan Browne and second by Commissioner Robert Flanagan. Motion carried.

Christopher & Heather Dever – 86 Northridge Drive

Mrs. Dever submitted a spreadsheet showing the differences in purchase prices and assessments. The spreadsheet shows that the assessment should be more in line with 8 Devon Court. Mrs. Dever doesn't understand the 33% increase. Mr. Dever stated that there have been no updates to the house, it remains all original. He feels the increase is not consistent with the area and the spreadsheet shows their home to have the greatest increase. Mrs. Dever described the home as having original mechanicals and bathrooms along with no finished basement. Commissioner Brendan Browne asked if the appellant had pictures, they were provided only via phone.

George & Barbara Tzezos – 99 Burr Hall Road

Mr. Tzezos described the home as built in 1974 with newer furnace, new kitchen, and new in-law apartment. Documents were submitted to show a compared market analysis of properties in the area. He compared his property to 47 Northwood Drive which sold for \$450,000 after a reduction asking price because it would not sell. The basement floods often and has a sump pump and generator for power outages to run pump.

Arben & Brunilda – Demiraj – 76 Judd Hill Road

Mr. Demiraj stated that nothing has been done to the house and with a \$60,000 higher in assessment it is not in line with Connecticut 3% increase. Arben used the National Association of Realtor information of 3% increase shows that the house is over assessed. There was Board discussion on how the market has changed in Middlebury and how Covid-19 has affected the market. Mr. Demiraj stated the noise from the airport being under the flight path is excessive and the value should be reflective to noise.

Decision: Voted: On a motion from Commissioner Robert Flanagan and seconded by Chairman Stephen Ferrucci III the appeal is denied based on insufficient information provided at the time of appeal to make any changes of fair market of assessed value. Motion carried. Commissioner Brendan Browne abstained from voting.

Roisin Mac Donald – Norwex Consultant

DECISION: Voted: unanimously on a motion from Commissioner Brendan Browne and seconded by Commissioner Robert Flanagan to deny the appeal based on the appellant not showing for the appeal. Motion carried.

Scott Davies – Champion Engineering Design & Construction

Mr. Davies explained he didn't understand the form sent by the assessor and didn't know how to respond to the form. He is semi-retired and provides only consultations and is paid for his knowledge in structural engineering. Mr. Davies verified he does have a business and is paid for expertise in the industry but has no equipment in the Town of Middlebury. There was discussion as to what is considered equipment and what is taxable.

John L. Kuhner – 760 Watertown Road

Mr. Kuhner submitted a new appraisal based on the October 1, 2021 revaluation date. Mr. Kuhner pointed out the square footage on the field card is incorrect and doesn't reflect the cathedral ceiling. The appraisal supports a market value of \$460,000 based on the comparables. The home was physically measured at time of appraisal and the square footage is 2745. Mr. Kuhner and the appraisal describes the land as mostly unusable considered wet lands.

47-1 Northwood LLC – 47 Northwood Drive

Neva Ibraimov was present and identified as a duly authorized agent for the property owner. Neva identified herself as the realtor who sold the property. An appraisal was submitted at the time of appeal which supplied picture of interior and exterior condition. She stated the home was over assessed. The inspection report shows a lot of major issues and did not sell for asking price due to the condition and multiple buyers backed of the purchase. After questioning from Commissioner Robert Flanagan, it was verified the property was on the market on Oct 1, 2021 and in very poor condition.

Public Comment:

None

Adjournment:

Adjourn the meeting at 1:00 PM.

These minutes are submitted subject to approval.
Respectfully,

Stacie K. Maldonado

Stacie K. Maldonado
Recording Secretary

BAA Members
CC: Town Clerk, Assessor

