

**Beacon Falls Board of Assessment Appeals
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS BOARD OF ASSESSMENT APPEALS
Special Meeting Minutes
March 17, 2022
MINUTES
(Subject to Revision)**

➤ **Call to Order/Pledge to the Flag**

DB called the meeting to order at 7:00 P.M.

Members Present: Douglas Bousquet (DB), Sheryl Feducia (SF), David Dlugos (DD)

Others Present: None

➤ **Read and Approve Minutes from Previous Meetings:** None

➤ **Comments from the Public:** None

➤ **New Business-Open session for the purpose to hear and/or deliberate on assessment appeals**

Scheduled Hearings:

Hearing:

John & Millie Porpora

48 Twin Oaks Trail

John Porpora and Millie Porpora present.

Reason for appeal: Chatfield Farms treated as separate entity, and taxes are different than others in Beacon Falls. Presented a packet of Property Comparisons of houses located on premium wooded lots within Chatfield Farms, and photos to be returned.

Deliberation:

SF: I did go out and see both houses, there is an identical floor plan, but that the home has been appraised in the past, and it has a ton of amenities. DB- Even if we did \$2,000 less, it would be more in line with everybody else, square footage wise, and the year the house was built. DD: I agree we should do something.

Motion made by SF to reduce by \$2,000, seconded by DD, all ayes.

Hearing:

Dennis Klemenz
4 Haley Ridge Road
Dennis Klemenz present.

Reason for appeal: Re-evaluation assessment is higher than two appraisals completed by two different appraisers. Presented appraisal with photographs from Cadore Appraisal Group, LLC.

DB: Two sheds? Dennis-There is one shed. DD-There are pictures of two sheds here. Dennis-Oh, the little side one? The little Rubbermaid? DB: Dennis-One is 26 X 14 and the 14 X 24. Dennis-There is no way the Rubbermaid is 14 X 24. The big shed is 14 X 24. The Rubbermaid was bought at Home Depot and assembled by me. It's probably 8 X 8.

Deliberation:

SF: Based on the Rubbermaid shed alone, you can come down \$4,000. DD: The shed value is?
SF: The other shed value is \$11,000.00

Motion made by SF to reduce by \$4,000, seconded by DD, all ayes.

Hearing:

James & Cynthia Smith
1 Watch Hill Road
James Smith present.

Reason for appeal: Town appraisal higher than appraisal by the bank. Property Card shows a second kitchen, which was removed by permit. Presented appraisal report prepared by Yankee Appraisal. Copy of official Town of Beacon Falls Building Department-building permit-removing in-law apartment. Property card showing additional kitchen.

Deliberation: DD: They took out the second kitchen. What did they do? I'm sure it's a finished room. DB: They removed the electrical and the plumbing too. It was inspected too. DD: Basically, went to an unfinished basement then? DB: He took it out, but put a wood stove in. DD: It's probably a room still, he took out a kitchen, but put in a wood stove in its place as heating. DB: "CO detectors outside of the bedroom required," so instead of a kitchen it's a bedroom with wood stove.

Motion made by SF to take no action, seconded by DD, all ayes.

Hearing:

Charles & Nancy Biancheri
41 Hubbell Avenue
Charles Biancheri present.

Reason for appeal: Blight for town owned property at 49 Hubbell Avenue. Blasting at Alliance Circle causing unknown effects to property. Presented a file with photographic evidence of 49 Hubbell Avenue, presently owned by the town. Email correspondence with Selectman, Fire Marshall.

Charles-49 Hubbell Avenue was taken over due to overdue taxes, that overdue over a period of 10 years. I think the evaluation of the property is high. I've been dealing with this since 2017. We had a Real Estate agent come in two years ago, and they gave us a quotation about what our house is valued at, and that property (49 Hubbell Avenue) depreciates the value of your property (41 Hubbell Avenue) by \$40,000. Been in question with the Fire Marshall whether it was safe and inhabitable.

Alliance Circle is becoming a real issue because of the blasting. I get an email from the Fire Chief every time they blast. What is it doing to our foundations? You don't know what's going on underneath there.

Deliberation:

DD: We have to bring it down; I would think \$40,000. SF: That's what the value was in 2016. DD: Remember the market has gone up. SF: That's what I'm saying, so if we bring it down \$40K it brings us back to the same amount of 2016. DD: Right, but in the big picture his taxes go down. DB: It sounds like he hasn't done anything. SF: I think \$40,000 is a little steep maybe. DD: I just threw it out there. SF: How about \$30,000? DB: He had a lot of good information.

Motion made by DD to reduce by \$30,000, seconded SF, all ayes.

Hearing:

Timothy Avcoin
43 Kaleas Way

Timothy Avcoin present.

Reason for appeal: Assessment is significantly higher than direct neighbors and other homes within same development, despite less square footage and significantly less acres. The property includes wetlands is close the dump which impedes usable property. Presented property cards of homes in neighborhood.

Timothy- It's the third highest price per square foot, but we are the fourth smallest house, smallest parcel of land, wetlands, and it's at the bottom of the dump. Can't have my kids go anywhere near my backyard.

Deliberation: DD: There is something that they didn't take into account. DB: Look at the size of his yard compared to everyone else's too. SF: It's all Wetlands. DD: I think we should reduce it. SF: \$10,000? DB: It's probably a good number. DB: There are four other houses smaller than his. SF: You've got 36 Kaleas Way that's got more square feet and is assessed \$13,000 cheaper. It doesn't add up. DB: It doesn't. SF: If we do \$15,000. DD: I'm more inclined to do \$15,000.

Motion made by DD made to reduce by \$15,000, seconded by SF, all ayes.

Hearing:

Lou Weisenbacher & Caryn Carson
35 Kaleas Way

Lou Weisenbacher and Caryn Carson present.

Reason for appeal: The 2021 revaluation of the property is not in line with the revaluations of the other homes in the same neighborhood that have the same lot size, floorplan, and less bedrooms. It is also higher than the most recent appraisal. Presented a spreadsheet with other 2021 assessments for other homes in the neighborhood, 2020 appraisal and paperwork of recently sold homes with similar square footage.

Caryn- our home was a 32 % increase, and most of the other homes were between 23-28 percent. It seems out particular assessment was a lot higher than the others. 2 Morning Wood Drive have more acreage and the same floorplan, and a much lower assessment.

DD: Is it an inground pool? Lou-Yes.

Deliberation:

DD: The difference between these and the others is probably the big pool. DB: Yes, the big inground pool.

Motion made SF to take no action-seconded DD, all ayes.

Hearing:

William & LaDonna Blow-135 Essex Court
LaDonna Blow present.

Reason for appeal: Believes the value is too high. No further evidence presented.

Deliberation: DD: It's an end unit with a deck, and nothing has been done to it, and it has gone up quite a bit. DB: No kitchen, no bathroom upgrades. SF: It's an end unit. DD: What she's asking isn't a huge reduction.

Motion made by SF to reduce to \$145,00, DD seconded, all ayes.

Hearing:

Julian & Kristie Thomas
22 Hockanum Glen
Julian Thomas present.

Reason for appeal: Taxes too high, property valuation. No other evidence presented.

Deliberation: DB-it's the largest house on Hockanum Glen. DD-Yes, it's a huge house. SF: Square footage? DD-2914, and a 3-car garage, swimming pool even though it's above ground. Also, a massive deck above ground.

Motion made by DD to take no action-seconded SF, all ayes.

Hearing:

Thomas Greber-525 Burton Road
No Show.

Motion made by SF to take no action due to no show-seconded DD, all ayes.

- **Old Business**
None
- **Correspondence/Payment of Bills**
None
- **Adjournment-** SF made motion to adjourn at 9:10 p.m. seconded DD, all ayes.

Respectfully submitted,

Erin K. Moffat
Substitute Clerk, Board of Assessment Appeals