

TOWN OF CANAAN  
BOARD OF ASSESSMENT APPEALS  
MINUTES OF REAL ESTATE HEARINGS  
MARCH 29, 2023

Present: Tami Reid, Susan Kelsey, Joel Jones

Meeting was called to order at 5:15 p.m. by Chair Tami Reid (Note: the first hearing scheduled for Alan Turner, 45 Rte. 7 N, was cancelled per request of property owner.)

**1. Robert Rothblat and Mary Randolph, 88 Route 126:** (Present: R. Rothblat)

Rothblat shared that the majority of work done on their house over the past two years was primarily work to merely fix up their house and minimal work went into upgrades. No square footage was added; the foundation was repaired, French drains installed around the foundation, drains installed under the stonewall, screened porch was replaced subsequent to a foundation being installed, bathrooms were remodeled for aging in place, metal roof replaced, insulation was added, and wiring brought up to code. The kitchen was upgraded; no change was made to heating. Rothblat called Vision Appraisal and was told he would receive a revised appraisal; the appraisal he subsequently received was identical to the original. His current appraisal is \$457,100 and assessment is \$320,000 (up from \$197,400). Rothblat's appraisal estimate is \$350,000.

**2. Richard and Donna Heinz: 98 Point of Rocks Road:** (Present: R. Heinz) Heinz told the Board that they had made no improvements on their house since the last revaluation and that their assessment went up 42.8% (from \$184,300 to \$257,700). He called Vision Appraisal but Vision was unwilling to change their assessment. Heinz was unsuccessful in finding recent comparable sales but offered 39 Kellogg Road (sale price of \$325,000) for comparison, although 39 Kellogg Road has roughly 200 less square feet. 39 Kellogg Road's assessment is \$230,900, versus Heinz's, which is \$257,700.

**3. Charles and Deborah Young, 170 Beebe Hill Road:** (Present: C. Young) Young presented the Board with a spreadsheet comparing assessments of properties within two neighborhoods. He also provided a detailed analysis of the criteria factored into the assessment. He noted the following: his current depreciation was only 10%, in contrast to the previous 27%; his change in assessment was 108%, in contrast to all other properties in the 2 neighborhoods being under 43%; his grade went from 'Average +20' to 'Good', skipping over 'Above Average'. Young's amended request for assessment was \$286,000, down from \$441,400.

**4. Jeff and Joanne Dodge, 33 Point of Rocks Road:** (Present: Joanne Dodge) Dodge told the board that nothing has been updated in their house since it was purchased. The house has no furnace, relying solely on wood stove for heating the main floor and electric heat for the bedrooms. There is no air conditioning. She questioned the site index being at 5, as the majority of the parcel is on a side hill and not usable land. She also questioned the grade being at 'Average +20'. The appeal request was to lower the assessed value from \$343,600 to \$297,500.

Jones made a motion to continue the hearing to Friday, March 31<sup>st</sup> at 9 a.m. at which time the Board could consult with town assessor Hazel McGuire for her input; seconded by Kelsey; approved unanimously. Reid will contact McGuire.

Friday, March 31, 2023; continued BOAA hearing meeting

Present: T. Reid, S. Kelsey, J. Jones, Hazel McGuire

Meeting was reconvened at 9 a.m. The appeals from March 29<sup>th</sup> meeting were reviewed and decisions rendered:

**1. Rothblat and Randolph, 88 Route 126:** The Board reviewed the street card for 38 Beebe Hill Road (Tax Map 16, Lot 95-1), considered to be a comparable property (acreages, living area, floor area being fairly similar, with 38 Beebe Hill also having a pool and a higher grade rating of Average +20, in comparison to 88 Route 126 with a grade rating of Average +10). Rothblat's assessment is \$320,000 (with a depreciation code of Very Good) and 38 Beebe Hill Road assessment is 308,800 (with a depreciation code of Good). It was acknowledged that while many of the renovations to the house were maintenance in nature, said renovations would add to the overall value of the house. Jones made a motion to deny the request to reduce the appraised value of the property from \$457,142 to \$350,000 and make no change to the appraisal.

**2. Heinz, 98 Point of Rock Road:** The Board compared the assessments, living area, acreages and grades for 98 Point of Rock Road with 39 Kellogg Road (the later having sold earlier in 2023 for \$325,000). The values for the proceeding for 98 Points of rock were: \$257,700; 1,568, 3 acres, and Average+10. The values for 39 Kellogg Road were: \$230,900; 1,383, 2.25 acres and Average+10. Based on these comparisons, Jones made a motion to leave the current assessment for this property at its present value; seconded by Reid; passed unanimously.

**3. Young, 170 Beebe Hill Road:** The Board reviewed again the spreadsheet furnished by Young and questioned Vision's reasoning for increasing the assessment by 108% (in contrast to the average of 30% for Neighborhoods & 8), considering there had not been extensive renovations done. It also questioned increading the grade from 'Average+20' to 'Good', skipping 'Above Average'. Kelsey made a motion to reduce the grade back to 'Average+20', which would reduce the assessment from \$441,400 to \$342,000; seconded by Jones; passed unanimously.

**4. Dodge, 33 Point of Rocks Road:** Based on owner's information that no renovations have been done to the house since its original construction and the heating source for the first floor is dependent of a wood stoves, Jones made a motion that the grade be reduced from 'Average+20' to 'Average+10', reducing assessment from \$343,600 to \$319,500; seconded by Reid; passed unanimously.

Kelsey made a motion to adjourn at 11:15 a.m., seconded by Reid; passed unanimously.

Respectfully submitted,

Susan Kelsey, secretary

