

Litchfield Board of Assessment Appeals

Minutes

Date: March 9, 2019

Members present: Steve Ardussi, Cleve Feussenich, Avery Jenkins

Time meeting started: 9:00 AM

Time meeting ended: 12:00 PM

Appeals from the parties listed below were addressed and resolved as described. All persons testifying were sworn in as required.

NAME: Stillman House LLC
ASSESSMENT ACCOUNT NUMBER: 019289
PROPERTY: 63 Beecher Ln
REASON FOR APPEAL: New assessment excessive
COMPLAINANT'S OPINION OF VALUE:\$492,680 assessed value
OUTCOME: No change

NAME: Stillman House LLC
ASSESSMENT ACCOUNT NUMBER: 008196
PROPERTY: 66 Beecher Ln.
REASON FOR APPEAL: new assessment excessive
COMPLAINANT'S OPINION OF VALUE: \$424,640 assessed
OUTCOME: No change

NAME: Summers, Georgene & Hunter, Paul
ASSESSMENT ACCOUNT NUMBER: 006137
PROPERTY: 83 Newtown Rd.
REASON FOR APPEAL: Valued above salable price
COMPLAINANT'S OPINION OF VALUE: \$400,000
OUTCOME: No change

NAME: Thomas, Brian (Aur Oscar Est of)
ASSESSMENT ACCOUNT NUMBER: 001099
PROPERTY: 53 Fern Ave.
REASON FOR APPEAL: independent appraisal lower than town appraisal
COMPLAINANT'S OPINION OF VALUE:\$267,000
OUTCOME: \$186,690 assessed value

NAME: Thorne, Gary
ASSESSMENT ACCOUNT NUMBER: 012253
PROPERTY: 623 Torrington Rd.
REASON FOR APPEAL: property misrepresented on appraisal
COMPLAINANT'S OPINION OF VALUE: \$275,000
OUTCOME: \$282,060 assessed value

NAME: 623 Torrington Rd. LLC
ASSESSMENT ACCOUNT NUMBER: 016092
PROPERTY: 623 Torrington Rd.
REASON FOR APPEAL: appraised too high
COMPLAINANT'S OPINION OF VALUE:
OUTCOME: \$346,900

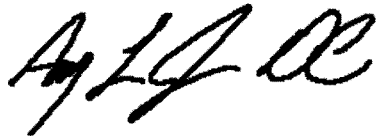
NAME: Rose Haven Realty LLC
ASSESSMENT ACCOUNT NUMBER: 006116
PROPERTY: 31-37 North St.
REASON FOR APPEAL: property overvalued
COMPLAINANT'S OPINION OF VALUE: \$1,000,000 FMV
OUTCOME: \$1,050,610

NAME: McCarthy Kevn W. & Katrina
ASSESSMENT ACCOUNT NUMBER: 003114
PROPERTY: 202-204 South St.
REASON FOR APPEAL: not commensurate with comparable properties
COMPLAINANT'S OPINION OF VALUE: \$873,310
OUTCOME: No change

NAME: Northland Properties LLC
ASSESSMENT ACCOUNT NUMBER: 004182
PROPERTY: 583 Bantam Rd.
REASON FOR APPEAL: rents unchanged
COMPLAINANT'S OPINION OF VALUE: \$470,000
OUTCOME: \$349,750 assessed

NAME: Northwest Custom Homes
ASSESSMENT ACCOUNT NUMBER: 006008
PROPERTY: 58 Karl St.
REASON FOR APPEAL: appraised over comparable properties
COMPLAINANT'S OPINION OF VALUE:
OUTCOME: \$32,430

NAME: 622 Bantam Rd. LLC
ASSESSMENT ACCOUNT NUMBER: 023130
PROPERTY: 622 Bantam Rd.
REASON FOR APPEAL: soil clean up not completed
COMPLAINANT'S OPINION OF VALUE: \$420,000
OUTCOME: \$443,150

A handwritten signature in black ink, appearing to read 'A. L. Jenkins', written in a cursive style.

Avery L. Jenkins, Secretary