BOARD OF ASSESSMENT APPEALS
PROSPECT TOWN HALL
WEDNESDAY, MARCH 16, 2016
UNAPPROVED MINUTES

The Prospect Board of Assessment Appeals meeting for real estate, personal property and supplemental motor vehicle bills was called to order by Stephanie Lusas Kolodziej at 6:12 p.m.

The Pledge of Allegiance was recited.

Members Present: Stephanie Lusas Kolodziej, Marie Kluge

Members Absent: Peter Blinstrubas

Seating of Alternates: Regular member Stephanie Lusas Kolodziej seated alternate Shawn Baumann

Others Present: Susan Dance Claiborn, Clerk

A motion was made by Stephanie Lusas Kolodziej to accept the minutes of the September 9, 2015 meeting as presented, seconded by Marie Kluge. Motion Unanimous.

A motion was made by Marie Kluge to approve payment to Clerk Susan Dance Claiborn in the amount of $75.00 for tonight's meeting, seconded by Shawn Baumann. Motion Unanimous.

The following hearings were held on Wednesday, March 16, 2016 at the Prospect Town Hall:

6:15 p.m. Susan J. Guerrera, 188 Sycamore Drive
Susan J. Guerrera was sworn in at 6:15 p.m. She provided board members with a copy of the price list for the various units at The Regency at Prospect by Toll Brothers. She is requesting a new revaluation of her home. She stated that items appear on her street card which are not accurate such as a fire place and other additional items. She plans to look into this with the assessor's office

6:25 p.m. Terrence Dominy, 45 Williams Drive
Terrence Dominy was sworn in at 6:25 p.m. Mr. Dominy presented photographs of homes on his street and the values of each home. Mr. Dominy claims that he is the highest assessed home on his street and is asking for a $5000 to $10,000 reduction. Mr. Dominy stated that the home has all the original cabinets, counter tops, bathrooms, shingles, insulation, etc., and there have been no upgrades to the home. Mr. Dominy also posed the question as to whether or not blighted properties adjacent to his affect the value of his home negatively.

6:35 p.m. John Ortale, 15 Spruce Drive

John Ortale was sworn in at 6:35 p.m. Mr. Ortale feels the assessed value of his 1990 Chevy Pickup is too high as the vehicle is over 20 years old. He believes the law regarding antique vehicles does not specify that they must be registered with antique plates. He feels that since his vehicle is in pristine condition and is preserved for historical purposes that he should only be assessed at the value of $500. Mr. Ortale stated that if he is not satisfied with the decision of the BAA, he plans to take legal action on this matter.

6:45 p.m. Jason Chicano, 4 Florence Drive

Jason Chicano were sworn in at 6:45 p.m. Mr. Chicano stated that he has been fighting the valuation of his home for the last 3 years. He states his home is not worth the current value, and also that his sheds are not collectively worth $27,000 which they are marked on his streetcard. Mr. Chicano is asking for the full value of his home to be $365,000. Currently, the home is valued at approximately $476,585 with an assessed value of $333,610. Overall, he believes the assessment to be too high, and that the assessor is off by about $80,000. Mr. Chicano would be willing to have the assessor come out to his home to evaluate.

6:55 p.m. Rita Rossi, 110 Sycamore Drive

Rita Rossi was sworn in at 6:55 p.m. Ms. Rossi would like to know why she received a $15,000.00 increase in her assessment when she lives in a HUD property and cannot sell for the value of a new construction. Ms. Rossi has been working with an attorney on this matter named Mark Nolan. Ms. Rossi believes that she cannot sell her unit for more than she originally paid for it per an agreement with Toll Brothers INC, related to it being an affordable housing unit under the HUD provision.

7:05 p.m. Manoj Ray, 48 Lilac Lane

Manoj Ray was sworn in at 7:05 p.m. Mr. Ray felt the assessment value of his property was higher than he expected and does not reflect the lowered market condition. Mr. Ray feels the value should drop down to $295,000.00. Mr. Ray said he was unable to keep his hearing appointment for revaluation because his paperwork was incomplete.

7:15 p.m. John Murphy, 1 Poplar Drive

John Murphy was sworn in at 7:17 p.m. Mr. Murphy would like to know why his property is assessed higher than other homeowners with the same exact units. Mr. Murphy stated that he is a senior citizen on a fixed income and doesn't understand why his property was assessed higher than it had been previously. He stated that based on phone interviews that he conducted of other Regency homeowners in the same type of unit, his unit has been consistently assessed at a higher value.

7:25 p.m. Kristen & Craig Bures, 16 Whibey Drive

Kristen & Craig Bures were sworn in at 7:25 p.m. Mr. & Mrs. Bures wanted it to be known that although they replace their roof 5 years ago, the rest of their home is in its original state and they would like the full value of their home to be $350,000.00. Currently the full value of the home is $407,000.

7:35 p.m. Laurie Codianne, 178 Sycamore Drive
Laurie Codianne was sworn in at 7:35 p.m. Ms. Codianne believes that her property is valued too high compared to other properties in Toll Brothers both similar to hers as well as more elaborate units. She stated that she believed she has the second lease expensive unit. Ms. Codianne's appraised value is $316,000.00.

7:45 p.m. Richard Everett, 5 Adella Street
Richard Everett was sworn in at 7:50 p.m. Mr. Everett's home and property are located both in Naugatuck and Prospect. He stated that it was originally believed that his bedrooms were on the Prospect side which according to Mr. Everett is what determines the town in which the majority of the tax bill generates. Mr. Everett stated that a few years back, an aerial study of his property was done, and it was determined through this study that his home and property was equally split between both towns. He noticed an increase in his tax bill from Naugatuck, but stated he felt the decrease in his tax bill from Prospect was minimal. He believes that the assessments from each town should be closer to equal and he is open to someone coming out for a site visit. Mr. Everett stated that he knows the decrease wouldn't be tremendously large, but he is looking for a decrease in some way.

7:55 p.m. Christine Hinkley, 471 Matthew Street
Christine Hinkley was sworn in at 7:55 p.m. Ms. Hinkley stated that there is a "non-conforming house" behind her property that is six feet too tall. Ms. Hinkley feels that this property brings down the value of her home significantly. Mrs. Hinkley said the property owner of the non-conforming home was supposed to get a variance yet there has been no variance issued for that property to date. She stated that she can see the home from many windows in her home, as well as from the back deck. She would like her assessment reduced with regard to this property,

8:05 p.m. Scott Fowler, 7 Robinmark Road
Scott Fowler was sworn in at 8:05 p.m. Mr. Fowler disagrees with the value of $350,000.00 and feels that is too high. He stated the average sale price of split level homes in Prospect is approximately $266,000. Mr. Fowler is asking that the assessment for his property be changed to $300,000.00 to $310,000.00.

8:15 p.m. David L. Gussak, Esq. representing Union City Realty, 123 Union City Road
David L. Gussak, Esq. was sworn in at 8:15 p.m. Mr. Gussak stated that he did an income analysis based on the property and that Union City Realty is asking for $739,000.00 as full value with $517,300.00 as the assessed value.

8:35 p.m. Mark Philbrick, 66 Melissa Lane
Mark Philbrick was sworn in at 8:35 p.m. Mr. Philbrick feels that the appraisal of $501,315.00 is too high based on the other homes in his neighborhood. Mr. Philbrick's assessed value is $350,920.00. He also feels that there is a discrepancy regarding the square footage (2,588 ft^2 vs 2,816 ft^2) and is open to having the assessor come out to inspect the property. Mr. Philbrick also state that he has some cracks in his basement that have resulted in water leaks, and that his driveway is unfinished.

8:45 John Napiello, 8 Southridge Road

John Napiello was sworn in at 8:45 p.m. Mr. Napiello purchased his home in November of 2015 for $360,000.00 and feels that his home is the "runt" of the neighborhood. He states the home is a decent size, but has no bells or whistles with no master bathroom and an in-law set up but no family room. Mr. Napiello said the home was built in 2001 and has had no upgrades.

8:55 Franklin Atwood, 90 Straitsville Road

Franklin Atwood was sworn in at 8:55 p.m. Mr. Atwood's home was assessed at the full value of $300,000.00. He is looking to sell his home in the near future with an asking price of $265,000.00 which he states is the competitive market value. Mr. Atwood said the home is a rear lot with a common driveway shared with an undeveloped lot which he also owns. He also stated the home has had no updates since being built in 1983. Mr. Atwood is open for inspections.

9:05 Doris Primus, 23 Scott Road

Doris Primus was sworn in at 9:05 p.m. Ms. Primus' home was assessed $154,000.00. She stated the bank appraised the home at a value $103,000.00 for loan modification purposes. Ms. Primus states that her neighbor's home is $124,900 and is bigger than hers. She also states that she has a ten foot by 12 foot addition that is unfinished on the interior, which she feels she should not be assessed on.

Motion by Marie Kluge to close the public hearings at 9:28 p.m., seconded by Shawn Baumann. Motion Unanimous.

Motion by Marie Kluge at 9:36 p.m. to adjourn the meeting, seconded by Shawn Baumann. Motion Unanimous.

Respectfully submitted,

Susan Dance Claiborn, Clerk

Stephanie Lusas Kolodziej,
Chairperson