

**Board of Assessment Appeals
Kent, CT 06757**

RECEIVED FOR RECORD
KENT TOWN CLERK

2019 APR -1 P 3:43

BY *Dawn Snady*
TOWN CLERK

Minutes of the Board's meeting of March 13, 2019

Members Present: Rufus de Rham, Chair; Gary Ford, Tony DiPentima

The meeting was called to order at 6:05 p.m.

Kent Realty LLC, 46 Maple St., MAP ID: 4/12/6

Kent Realty was represented by attorney Laura Bellotti Cardillo, Esq.

Reason for appeal: the property is "overvalued and overassessed".

Appellant estimate of value = \$1,000,000 – 100%FMV

Appellant presented an appraisal based on Grand List of October 1, 2013

The Roberti Family LLC, 175 Carter Road, MAP ID: 14/21/36 and MAP ID: 14/21/35

The Roberti Family was represented by attorney John Peloso, Jr.

MAP ID: 14/21/36

Reason for appeal: property subject to conservation easement.

Appellant estimate of value: \$14,500 FMV

MAP ID: 14/21/35

Reason for appeal: overassessment by assessor for tax year 2018

Appellant estimate of value: \$2,371,375

Appellant argued the higher priced homes are being valued at a higher per square foot cost and that wealthier homeowners were taking a hit with the new appraisal and assessment.

The board stated they would like to see the property and were going to be visiting properties on Saturday, March 16 in the morning. Attorney Peloso said he would find out if this was acceptable.

Old Home Associates, LP, 108 North Main St., MAP ID: 9/42/9

Tom Britton represented Old Home Associates

Reason for appeal: Market valuation @ \$1,260,000 is too high

Appellant estimate of value: \$990,000

Appellant argued that the condition of the house is more "fair" than "good"

The board asked to see the property on 3/16 at 9:00 am

Kent Village Housing for the Elderly, 16 Swifts Lane, MAP ID: 19/12/4 and MAP ID: 19/12/4X

Tegan Gawel, Board President, represented the KVH for the Elderly, (accompanied by three other board members)

MAP ID: 19/12/4

Reason for appeal: evaluation does not incorporate the recorded restriction on operation of the property.

Appellant estimate of value: \$400,000

MAP ID: 19/12/4/X

Reason for appeal: evaluation does not incorporate the recorded restriction on operation of the property.

Appellant estimate of value: \$100,000

Appellant argued that the new assessment was higher than the mediated value agreed upon last year when the Board sued the town after the board denied their appeal.

Charlotte I. Lindsey, 15 North Main St., MAP ID: 19/14/5

Charlotte and Dick Lindsey represented Charlotte

Reason for appeal: excessive increase in assessment

Appellant estimate of value: \$425,000

Appellant stated there was work to be done on the property (painting, fencing, and moving plumbing)

Steven R Abbate, 81 North Main St. #U11, MAP ID: 19/15/5/U11

Reason for appeal: value is overmarket. This is a condominium unit valued as a single family.

Appellant estimate of value: \$350,000

The board agreed that there were errors on the assessment card. Appellant stated he wanted to make sure the cards were correct. The board asked to visit the property to verify inconsistencies in both MAP ID: 19/15/5/U11 and MAP ID: 19/15/5/U10 as both condominium units were in the same building. The appellant agreed to meet with board between 9:30 and 10:00 on Saturday, March 16 for a site inspection.

Mathew Starr, Motor Vehicle Appeals for:

Mathew Starr represented himself

2008 Jeep Wrangler

Reason for appeal: value is incorrect

Appellant estimate of value: \$7,000

2017 Volvo

Reason for appeal: value is incorrect

Appellant estimate of value: \$20,662

2005 Chevrolet Silverado

Reason for appeal: value is incorrect

Appellant estimate of value: \$4,412

2002 Jeep Wrangler

Reason for appeal: value is incorrect

Appellant estimate of value: \$3,500

Appellant presented Kelley Blue Book values and odometer photographs to show mileage

Following the last appellant, the board discussed briefly the individual appeals, agreed to meet in the Quality Thrift Shop parking lot on Saturday the 16th at 9:00 am

The meeting adjourned at 9:00 pm

Rufus de Rham, Chairman