



Town of Griswold

Board of Assessment Appeals

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April 3, 2018

Meeting called to order at 6:00

Present:

Chairman Carl Brown
Member Fred Marzec, Jr.
Member Lewis A. Button III (late)
Assessor Evelyn Spagnolo

Appeal #1 Daniel and Robert Holowaty are appealing the assessment for the property located at 380 Edmond Road. They explained that they purchased this property from the Town in December 2016 and believe that they were over assessed at \$ 32,270 for this .29 acre site. It has been farmed with the adjacent area for decades.

Appeal #2 Ms. Audrey Grenier is appealing the assessment for her trailer on Lot 26 at 80 Sheldon Road. She believes she is over assessed for this mobile home built in 2007. No improvements have been made to it. She also explained that there is a water problem under trailer, but that was the park owners concern.

Appeal #3 Justin and Robin Motzer are appealing the assessment for the trailer located on Lot 13 at 378 Norman Road. Mrs. Motzer explained that Robert has special needs and is on a fixed income. She also stated that the park is not well maintained and the mobile home has been damaged by limbs in recent storms. She compares this trailer to Lot 18, that is assessed at \$34,860 and it is 3 years newer.

Appeal #4 David Mackin of All American Asphalt is appealing his assessment from prior years. He explained that in 2015 the company was over assessed. The Chairman explained that only the current assessment could be appealed at this time. He is currently assessed at \$7,850.

Appeal #5 Ms. Patricia French is appealing her assessment of 1885 Glasgo Road. She explained that the house is in poor condition and destroyed by the previous occupants. The Assessor explained that the property had already been reduced by the adjustments that the Board had previously approved. The unadjusted value for the home in average condition would have been \$106,750. The current assessment for the building is \$33,110, an adjustment of \$72,640. She compares her property to 1872-1874 Glasgo Road that sold for \$23,000, December 2017, it is assessed for \$98,980.

Appeal #6 DTH REO Inc. is appealing the value for 27 A-D Mechanics Street. Mr. Jacob Ermis represented the company by e-mail. He explained that they purchased the property for \$25,500. Mr. Ermis believes that this is the fair market value of the property. This transaction

was from Wells Fargo Bank, a post foreclosure sale. He further stated that one unit is currently rented at \$500 and that the tenant has a purchase option for \$59,000.

Appeal #7 Mr. & Mrs. Lane are appealing the assessment of their four unit apartment building located at 816 Voluntown Road. They explained that the property was built as a single family in 1780, but due to division into four units in the 1950's its historic significance has been eliminated. Also the high traffic count and condition have limited the rents to \$500 for each unit. On The Go Realty reported that they would not list it higher than \$100,000.

Appeal #8 Mr. Kotyk explained that he was assessed \$3,680 for his 1995 Ford F-150. He explained that it is not currently registered because it needs work. It was assessed at \$2,730 last year. Mr. Marzec motioned to reduce this assessment to \$2,730. Mr. Button seconded. Motion approved 3-0.

Appeal #9 This was the appeal of Thomas Lee and A Michalene Johnson for 2324 Glasgo Road. No one appeared for this appeal.

Appeal #10 This was the appeal of Thomas Lee and A Michalene Johnson for 1998 Glasgo Road. No one appeared for this appeal.

Appeal #11 Mr. & Mrs. Rickis are appealing the assessment for 2005 park model trailer, located on Lot 32 Pachaug Marina. The Rickis are still in Florida and asks the Board to consider their appeal. They do not believe that their trailer could increase in value.

Appeal #12 Mr. Miller is appealing the assessment of his 1990 Breckenridge Trailer, located at Lot 21W Campers World. He did not file the report this year for his personal property. He also explained that they do not own the deck and shed, those belong to the campground. The Assessor explained that they were assessed to him because they are for his exclusive use, not common area.

Appeal #13 Mrs. Reinholtz of 180 Pleasant View Street is appealing the personal property assessment. She explained that the trucks reported are older trucks that do not run and are used for storage. She also presented information on U-Haul resale pricing. The Assessor explained that the information from her prior appeal was not presented with this year's report. The Chairman explained that in the prior appeal, the Board valued it as storage, rather than a motor vehicle.

Meeting adjourned 8:50