



# TOWN OF MIDDLEBURY

## Board of Assessment Appeals

March 10, 2016

## Meeting Minutes

### Members present:

Brendan M. Browne  
Stephen R. Ferrucci, III  
Robert J. Flanagan, Jr.

1. Chairman Stephen R. Ferrucci, III called the Board of Assessment Appeals meeting to order at **6:13 p.m.**
2. **VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the Board of Assessment Appeals approve the minutes of the meeting of **September 26, 2015**. Each member received a copy for review.
3. The following assessment appeals were heard by the board. Each appellant was delivered the statutory oath by Chairman Ferrucci.

### Appeal of: 6 Brookside Drive

**Present:** Janine M. Altamirano and Cesar G. Altamirano

**Reason for appeal:** Mr. and Mrs. Altamirano looked at properties similar to theirs that were sold in 2015. The Altamirano's assessment is higher than their comparables. They would like to know why 3 Nantucket Way is assessed lower than their home when it has four bedrooms and they have three bedrooms plus it has more square footage.

**Decision:** The board is waiting to make a decision at this time.

### Appeal of: 7 Nantucket Way

**Present:** Michele Gallo and Joseph Gallo

**Reason for appeal:** Mr. and Mrs. Gallo believe the estimated value of their home is \$331,000. They said 3 Nantucket Way was for sale in October 2015. It has more square footage but their Ashford style home is assessed for more. The Gallo's gave comparables to the board for houses sold in 2015.

**Decision:** The board is waiting to make a decision at this time.

### Appeal of: 75 Lakeshore Drive

**Present:** Lance Liu (authorized representative)

**Reason for appeal:** Mr. Liu said the property was on the market for some time. He said the market has stayed relatively flat from 2012, 2013, 2014 to 2015. Mr. Liu said it comes out to \$270 per square foot for this property. He could not find any houses in Middlebury with that price per square foot. The property was bought for approximately \$70,000. If the house were to

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be sold now, the price would be an indication of what it should have been evaluated in 2012. Mr. Liu thinks the house is worth \$120,000.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the board deny the appeal on the basis that there was insufficient evidence presented to find that the values assigned by the town are inappropriate or excessive.

**Appeal of: 15 Brookside Drive**

**Present:** Matthew Mariani

**Reason for appeal:** Mr. Mariani said their home was the last house bought in the development. He said it is considered a “no frills” house compared to other homes in the community. He described his house as carpeted without hardwood floors, a concrete walkway not brick and the kitchen countertops are not granite. He gave the board four Nantucket Way comparables with higher square footage but lower assessments than his house. One house in particular was bought in 2007, within five months of the purchase of his home, for \$50,000 more and yet it’s currently assessed \$18,000 lower.

**Decision:** The board is waiting to make a decision at this time.

**Appeal of: 1 Brookside Drive**

**Present:** Dongmei Qiang

**Reason for appeal:** Mrs. Qiang showed the board recent sales of homes comparable to her property. The comparables were Ashford style homes with higher square footage. She said Ashford homes were initially priced lower than other homes in the development. Then in 2006 the assessment on her house jumped higher than other homes in the development. She heard the reason for the increase was the perception that the Ashfords were somehow more desirable. Mrs. Qiang said there is a mistake on the field card. The previous owner took the hot tub from the house. She would like a credit for the past ten years since she has paid taxes on the hot tub.

**Decision:** The board is waiting to make a decision at this time.

**Appeal of: 16 Chatham Court**

**Present:** No show

**Decision: VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the board deny the appeal for failure to appear.

4. **VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the Board of Assessment Appeals approve all routine expenses are to be paid.

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5. **VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the meeting be adjourned at **8:39 p.m.**

**A digital recording of this meeting is available in the office of the Assessor for further review.**

Attest:

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Nancy K. DiMeo  
Recording Secretary