



TOWN OF MIDDLEBURY

Board of Assessment Appeals

March 11, 2021

Meeting Minutes

Members present:

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

1. Chairman Stephan R. Ferrucci III, called the Board of Assessment meeting to order at 6:40pm..
2. Due to the Coronavirus pandemic, the board was practicing social distancing per executive order of Governor Lamont. Each appellant that appeared before the board in person wearing a face mask and maintained a respected social distance of six feet. Appellants were allowed the option of Zoom meeting in lieu of in person.
3. All oaths were administered verbally and sworn to by each appellant under penalty of perjury.

Appeal of: MANAGEMENT DEVELOPMENT CONSULTANT LLC (Personal Property)

Owner: Wallace Palmer Jr.

Reason for Appeal: Mr. Wallace Palmer Jr. states the fore mentioned business is dormant, files no schedule C with the IRS and owns no personal property

Decision: **VOTED:** Unanimously on a motion by Commissioner R. Flanagan Jr and seconded by Commissioner B. Browne that the board grants the appellants appeal and delete the assessment of personal property.

Appeal of: 194 ARTILLERY ROAD

Owner: George A & Doris E Ray Trustees

Mrs. Cindy Palomba a member of the fore mentioned trust appeared in person giving permission for David Simonetti to speak on her behalf.

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MaryBeth Lubinski Asst
TOWN CLERK

Reason for Appeal:

Mr. Simonetti provided an appraisal based on the October 1, 2016 market reflective of a high assessment being placed on the real estate. The report also identified inaccurate information on the assessor's field card in respect to a tennis court showing value that is not owned by the appellant.

Decision: **VOTED:** Unanimously on a motion by Commissioner Robert J. Flanagan Jr. and seconded by Commissioner Brendan M. Browne that the board grants the appeal. The appellants estimated market value of \$900,000 and assessed value of \$630,000 and removal of tennis court on the assessor field card was supported with an independent appraisal report.

Appeal of: PERVIS ENTERPRISE LLC. (Personal Property)

Owner: Brian Pervis

Reason for Appeal: Mr. Pervis provided documentation which is reflective of the membership in Coworker Hub and has limited assets within the business.

Decision: **VOTED:** Unanimously on a motion by Commissioner B. Browne and seconded by Commissioner R. Flanagan Jr that the assessment be reduced to \$400 plus penalty of 25% for late filing of declaration.

Appeal of: 103 FALCON CREST ROAD

Owner: Cynthia A Sodlosky

Mrs. Cynthia A. Sodlosky owner of the fore mentioned property appeared in person giving permission for Edward Sodlosky permission to speak on her behalf.

Reason for Appeal: Edward Sodlosky states that the assessed value is high in comparison to current sales in the immediate area of similar properties.

Decision: **VOTED:** Unanimously on a motion by Commissioner Robert J. Flanagan Jr. and seconded by Commissioner Brendan M. Browne that the board denies the appeal based on insufficient information provided.

Appeal of: 171 ACME DRIVE

Owner: Anthony & Sharon Varrone

Reason for Appeal: The appellants estimate the appraised value to be \$205,000 and assessment at \$143,000. The house was built in 1953 and has a small obsolete floor plan with no direct access to the main bathroom. The owners state that much of the property is unusable do to the slop and terrain.

Decision: VOTED: Unanimously on a motion by Commissioner B. Browne and seconded by Commissioner R. Flanagan Jr. that the board grants the appeal reducing the assessed value to \$143,500 based on the functional obsolescence of the home and land topography.

Appeal of: 91 Narcissus Road
Owner: Christopher Baker

Reason for Appeal: The homeowner felt the increase in assessment was excessive. The town has the appraised value at \$424,700 and an assessment of \$297,300. The appellant values the newly constructed home at a market value of \$335,715 and assessment \$235,000. The appellant also noted an error on the assessor's card which shows a fireplace that is not part of the home.

Decision: VOTED: Unanimously on a motion by Commissioner R. Flanagan Jr. and seconded by Commissioner B. Browne the board grants the appeal removing the fireplace from the assessor's field card and reducing the assessment according to its value, no other reduction granted. The adjusted appraised value will be set at \$421,700 and assessed value of \$295,200.

Appeal of: Henda's Table LLC. (Personal Property)
Owner: Henda Abitbol

Reason for Appeal: Mrs. Abitbol stated she was a novice at running a business and didn't know some of proper procedures. She admitted to not knowing what assets needed to be reported to the town. She also stated the business is now closed due to losing money trying to get it up and running. She also gave listed \$600 in equipment used during the operation of the business.

Decision: VOTED: Unanimously on a motion by Commissioner B. Browne and seconded by Commissioner R. Flanagan Jr. that the board grants the appeal and adjusts the assessed personal property value to \$600 plus penalty.

Respectfully Submitted,

Stacie Maldonado

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Recording Clerk