

**TOWN OF MIDDLEBURY**

Board of Assessment Appeals

March 7, 2022

Meeting Minutes

AMENDED

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**Members Present**

Stephen R Ferrucci III

Robert J. Flanagan Jr.

Brendan M. Browne

**Call to Order:**

Chairman Stephan R. Ferrucci III, called the Board of Assessment meeting to order at 6:40 PM.

**Appeal Hearings:**

**Ritchard Spierto – 28 Fair Haven Drive**

Mr. Spierto is seeking a reduction in the assessment of his property, he feels a 37% increase is excessive. He submitted a map showing land values, home values and square footage in his neighborhood. Mr. Spierto stated that he felt Vision appraisal didn’t value the property correctly based on the information provided on the map.

**Katharina Anger & Steven Friedfeld – 79 Sandy Beach Road**

Mrs. Anger stated there are three issues, the first is the finished basement noted on the Assessor’s field card. The field card shows two fireplaces and the property only has one fireplace. The third issue being the home is overvalued based on a bank appraisal submitted at the time of appeal. The appraisal supports a value of $829,000.

**Philip & Patricia Kelly – 179 Ridgewood Drive**

Mr. Philip Kelly stated the base price for the condo was $497,995 and any additional cost was for upgrades they requested. Mr. Kelly verified that the sale price was used when filling out the appeal. Mr. Kelly stated the purchase date was December 10, 2021. He asked how the assessment worked and what is looked at when valuing property. He questioned if refrigerator upgrades and things within the condo effect value. Mr. Kelly felt he looked at 181 Ridgewood Drive when comparing value.

**Decision:** The Board clarified the current Appraised value of $572,00 and an assessed value of $400,400 of the condominium as of the revaluation date October 1, 2021.

**Voted**: unanimously on a motion from Brendan M Browne and second from Robert J. Flanagan Jr. to the market value at $572,000 and assessed at $400,400. Motion carried.

**David Cappelletti – All Points Payroll Service**

**No Show**

**Voted:** unanimously on a motion from Robert J. Flanagan Jr. and second by Brendan M. Browne to deny the appeal based on David Cappelletti not showing for the scheduled hearing. Motion carried.

**Guy & Patricia Gentil – 14 West lake Road**

Mrs. Gentil submitted and referenced a bank appraisal from January 7, 2021 for a refinance which only supported a market value of $975,00. Mrs. Gentil questioned the square footage of the home. She stated that is seems there is duplication in some of the square footage. Mrs. Gentil stated when looking at neighbors with same tax amounts the properties are larger and also the homes have more square footage.

**Michael & Janis Carnaroli – 7 West Lake Road**

Mrs. Carnaroli submitted a list of points along with a list of comperables showing percent of change. Mrs. Carnaroli does not understand the 66.6% increase when others in neighborhood have not gone up the same. Mrs. Carnaroli read the list of points to the board. The list of comperables were referred to showing percent of change. The appraisal submitted with the application was from May 2020 and done for a bank to convert a construction loan to mortgage.

**David & Heather Messina – 6 West Lake Road**

**Attorney Tim Sullivan**

Attorney Tim Sullivan is representing the Messina with a letter of authorization that was submitted at time of filing. Attorney Sullivan stated the property was a bit difficult to appraise and their independent appraisal was not ready at the time of appeal. Attorney Sullivan stated that properties in the area are all over the place in reference to percent of increase. The property was described as small house, with shared driveway on the lot and a blocked view to lake due to neighboring construction, limited frontage, no garage, no basement. The closest comparable determined by the Messina’s was 11 Sandy Beach Road that is valued half a million dollars less. Attorney referred to a second comparable at 2 West Lake Road larger in size and amenities and only slighter more in value. Mrs. Messina stated she was very concerned that the values were all over with percentage of increases and was equally concerned how the numbers were obtained. Mr. Messina was concerned with the formula used to arrive at number.

**John & Melanie Ricci – 4 West Lake Road**

Mrs. Ricci read from a list submitted to the Board describing the construction detail of the property. The Board questioned ownership of the property based on the Assessor’s field card and the appeal application being different. Mrs. Ricci stated both John & Melanie Ricci are owners of the property even though the field card only shows John G Ricci. Mrs. Ricci states there is a right away across in the front of the property which allows the three neighbors to drive through property to access their property. The 1930 constructions of the building is more like a cottage than a home quality constuction. Mrs. Ricci established that the board had been to the property the last appeal. Mrs. Ricci submitted a list of percent change on the lake. Mrs. Ricci described the neighbor’s properties and stated the percent of change from the submitted list.

**Public Comment:**

None

**Adjournment:**

**Voted**: Unanimously on a motion by Commissioner Robert Flanagan and seconded by Brendan M. Browne to adjourn the meeting.

**Adjourn** the meeting at 9:30 PM.

These minutes are submitted subject to approval.

Respectfully,

Stacie K. Maldonado

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Recording Secretary

BAA Members

CC: Town Clerk, Assessor