

**CITY OF NORWALK
BOARD OF ASSESSMENT APPEALS
SPECIAL MEETING
APRIL 22, 2010**

ATTENDANCE: Jane Ready, Jeannine Soper and Kathleen Clement

CALLED TO ORDER

The meeting started at 9:07 a.m. in Room 101

20 WOODBINE STREET, ROWAYTON:

The property owner reported that the assessment was too high because the land value was overestimated.

**** THE BOARD MEMBERS STATED THAT THE MARKET VALUE WAS INDEED TOO HIGH ON THE LAND BASED ON THE TOPOGRAPHY OF THE LAND WHICH SITS ON A LEDGE AND THE NEIGHBOR'S WELL SITS ON THEIR PROPERTY. IT WAS THE DECISION OF THE BOARD TO REDUCE THE PROPERTY VALUE FROM \$448,200 TO \$403,380 A REDUCTION OF \$44,820.**

**** THE DECISION WAS UNANIMOUS.**

18 OLD WITCH COURT, ROWAYTON:

This property is located at the corner of Witch Lane and Old Witch Court with a water tower that is quite visible. The owner thinks the house is worth no more than \$655,000 and needs lots of repairs. This property was built in 1978 with a total square footage of 2193.

****THE BOARD MEMBERS STATED THAT BASED ON THE PURCHASED PRICE OF \$654,000 IN NOVEMBER 2009 ONE YEAR AFTER THE OCTOBER 2008 REVALUATION AND COMPARABLES SUBMITTED OF 22 STEEPLE TOP OF \$710,000 ON 8/11/2008 AND THE LOCATION OF THE PROPERTY ON A BUSY CORNER OF WITCH LANE AND OLD WITCH COURT AND THE INFLUENCE OF THE WATER TOWER, A REDUCTION OF \$100,000 ON THE TOTAL VALUE, REDUCING IT TO \$704,200 IS WARRANTED.**

****THE DECISION WAS UNANIMOUS**

618 WEST AVENUE, NORWALK (CAPITAL EQUITIES).

This property is 11,004 sq. feet purchased on 5/2/2006 for \$1,350,000 and was valued in 2008 at \$1,100,100. The property owner is asking for a reduction to \$500,000.

****THE BOARD MEMBERS STATED THAT THE MARKET VALUE WAS IN LINE WITH THE TRUE VALUE AND NO CHANGE SHOULD BE MADE ON THIS PROPERTY.**

****THE DECISION WAS UNANIMOUS.**

8 AVON STREET, NORWALK..

The property owner purchased this property in January 2010 at a cost of \$341,250. The Property is 1,324 sq. ft. In October 2008 the property was valued at \$361,300. The owner feels that the appropriate value is \$10,000 less than the City's based on comparable houses within Norwalk with larger lots.

****THE BOARD MEMBERS STATED THAT THE HOME OWNER'S ARGUMENT WAS BASED ON VALUES FROM OTHER PARTS OF THE CITY AND THE DECISION CANNOT BE DETERMINED FROM A DIFFERENT NEIGHBORHOOD. WITH ALL THIS IT WAS THE DECISION OF THE BOARD THAT NO CHANGE SHOULD BE MADE TO THE VALUE OF THIS PROPERTY. THE VALUE WAS IN LINE WITH NEIGHBORING PROPERTIES.**

****THE DECISION WAS UNANIMOUS.**

49 DAY STREET (COMMUNITY HEALTH CENTER).

The property owner complained that this property was tax exempt by the Federal and State since 1972 and The City of Norwalk does not give them Tax Exempt Status. A letter was sent to them on 2/10/2010 denying tax exempt status.

****THE BOARD MEMBERS DID NOT MAKE A DECISION ON THIS PROPERTY AND SENT IT BACK TO KEN JOYCE FOR MORE RESEARCH TO BE DONE.**

11 LANCASTER DRIVE, NORWALK

This property was assessed at \$766,900 on 10/1/2008 and appraised on 1/20/2009 at \$605,000.

THE BOARD MEMBERS STATED THAT BASED ON 6 COMPARABLE SALES AT THE END OF 2008 AND THE BUILDING AT 12 LANCASTER WHICH WAS VALUED AT \$307,700, THE SUBJECT BUILDING VALUE OF \$434,300 IS EXCESSIVE AND SHOULD BE REDUCED BY \$100,000 TO \$334,300.

Note: Property was purchased in 2006 for \$485,000 with improvements of \$95,000.

****THE DECISION WAS UNANIMOUS.**

158 HIGHLAND AVENUE, ROWAYTON.

This building was built in 1962 with .35 acres of land. The land was assessed at \$486,300

****THE BOARD MEMBERS DECIDED THAT AN INSPECTION SHOULD BE DONE ON THIS PROPERTY BEFORE THEY CAN MAKE A DECISION.**

86 BLUFF AVENUE, ROWAYTON.

This property was purchased in October 2009 at \$1,137,500 and valued by the city at \$1,632,300. It was built in 1930 with a total square footage of 2,378 on .16 acres with water front views.

****THE BOARD MEMBERS STATED THAT BASED ON ADDITIONAL MLS LISTINGS SUBMITTED AND AN ASKING PRICE OF \$1,400,000 WITH NO BUYERS UNTIL 9/24/2009 AT \$1,250,000 (RELOCATION BUY OUT), THE BOARD MEMBERS FEEL THAT THE VALUE SHOULD BE \$1,350,000 AN OVERALL REDUCTION OF \$282,300.**

Note: The lot is across the street from the boat yard and is smaller than originally shown on the city map.

**** THE DECISION WAS UNANIMOUS.**

25 MAPLE STREET, NORWALK.

This property was purchased on 5/29/2009 at \$1,050,000 and valued at \$1,022,100 in 2008. The property owner believes that this property should not be more than \$800,000.

****THE BOARD MEMBERS STATED THAT THERE SHOULD BE NO CHANGE IN THIS ASSESSMENT BASED ON THE PURCHASED PRICE ON MAY 29, 2009.**

****THE DECISION WAS UNANIMOUS.**

32 TIERNEY STREET, NORWALK.

This is a single family dwelling located on a high traffic road that was valued in 2008 at \$497,000. This is a 2,572 sq. ft. dwelling. That was built as a farm house in 1930.

****THE BOARD MEMBERS STATED THAT BASED ON COMPARABLES SUBMITTED AND THE REAR LOT LOCATION WITH EASEMENT ACCESS THE VALUE SHOULD BE REDUCED FROM \$490,700 BY \$50,000 TO BE \$440,700.**

****THE DECISION WAS UNANIMOUS.**

35 VANDERBILT AVENUE, ROWAYTON.

This property was part of a parcel purchased in 2007 for \$690,000. The parcel was subsequently subdivided. This lot (land) was valued by the city at \$382,000 (.14 Acres)

****BASED ON THE VALUE AS A ROWAYTON LOT AND IN LINE WITH OTHER LAND VALUES OF NEIGHBORING PROPERTIES (SEE ATTACHED MAP) INDICATING THOSE LAND VALUES NO CHANGES SHOULD BE MADE AT THIS TIME.**

****THE DECISION WAS UNANIMOUS.**

12. 364 HIGHLAND AVENUE, NORWALK.

The property owner is disputing the value of this property and believes the property is only worth \$790,000. The building was built 2/22/2007 with 3,870 sq. ft. and was rated A+. The building was valued \$738,800 and the land was \$193,800.

****THE BOARD MEMBERS STATED THAT BASED ON COMPARABLE OF 291 HIGHLAND AVENUE AND ALSO NEW CONSTRUCTION IN THE AREA THE BOARD MEMBERS DECIDED TO REDUCE THE VALUE FROM \$932,600 TO \$790,000 A REDUCTION OF \$142,600. THE OWNED NOTED THAT HE HAD AN APPRAISAL DATED 10/1/2008 FOR \$790,000 ALTHOUGH IT WAS NOT SUBMITTED IN HIS PACKAGE.**

****THE DECISION WAS UNANIMOUS.**

13. CLINTON AVENUE, NORWALK

This property was purchased in 2002 for \$2,000,000.

****THE BOARD MEMBERS DECIDED THAT THE MAP DOES NOT MATCH THE FIELD CARD AND REFER IT BACK TO THE OFFICE FOR FURTHER CLARIFICATION.**

14. 180 EAST ROCKS ROAD, NORWALK.

This property was purchased on 12/8/2008 for \$672,500. It was appraised on 11/25/2008 for \$675,000 and valued at \$802,800 in 2008. Building at \$518,000 and the land \$284,800.

****THE BOARD MEMBERS STATED THAT BASED ON SUBMISSION OF AN APPRAISAL DONE ON 12/22/2008, THE BOARD REDUCED THE TOTAL VALUE FROM \$802,800 TO \$690,000 A REDUCTION OF \$112,800.**

****THE DECISION WAS UNANIMOUS.**

The Meeting Adjourned at 12:30 p.m.

Respectfully Submitted,

Lola A. Phillips-Grey
Management & Budgets

Notice of Hearings Conducted

BAA Members Present : Tammy Langalis

Kathleen Clement

PROPERTY ID	TYPE	TIME	PROPERTY OWNER	STREET ADDRESS	BAA MEMBER
5-80-93-0	RE	2:20 pm	MULLIGAN THOMAS & BRYER SUSANNE	7 ACORN LN	Tammy Langalis
3-42-33-0	RE	2:30 pm	KLINKOWSKI PETER R	287 EAST AVENUE	Tammy Langalis
5-1-51-0	RE	3:30 pm	CONNECTICUT COMMUNITY BANK N.A.	73 STRAWBERRY HILL AVENUE	Tammy Langalis
5-56-521-0	RE	3:40 pm	GAYLINN MARLENE S	35 MAHER DR	Tammy Langalis