

**CITY OF NORWALK
BOARD OF ASSESSMENT APPEALS
PUBLIC HEARING
APRIL 21, 2010**

ATTENDANCE: Jane Ready, Jeannine Soper and Kathleen Clement

OTHERS: Atty. Brian McCain

CALL TO ORDER

Ms. Ready called was called the meeting to order at 9:05 a.m.

11 and 11 ½ Summer Street – There are two buildings on the parcel. The Board members then reviewed the square footage of the parcel and the buildings. It was noted that no improvements had been made to the properties in recent years. The property abutts the Danbury Railroad tracks.

**** THE BOARD MEMBERS STATED THAT BASED ON APPRAISAL SUBMITTED, THE APPRAISAL INDICATING VALUE OF \$420,000 ON SEPTEMBER 22, 2006 AND COMPARING CITY VALUE OF HOUSE NUMBER 7 SUMMER, AND TAKING INTO CONSIDERATION LOCATION OF SUBJECT PROPERTY NEXT TO THE RAILROAD TRACKS, THEY RECOMMEND REDUCING THE LAND VALUE FROM \$191,000 TO \$171,000.**

**** THE DECISION WAS UNANIMOUS.**

18 1/2" West Main Street – It was noted that Atty. Elizabeth Suchy had represented the property owner, AG II, LLC during the hearing portion of the process. It is a four family structure with three efficiency apartments and one single bedroom apartment.

Atty. McCain arrived at 9:20 a.m.

There was a brief discussion regarding the FOI requirements and potential procedural changes in the future.

18 1/2" West Main Street Cont'd.

The discussion then returned to 18 ½ West Main Street. The Board members reviewed the assessment increase in 2006, which was done as an exterior appraisal. No additional support materials were presented when the hearing was conducted.

**** THE BOARD MEMBERS STATED THAT BASED ON THE PURCHASE PRICE OF \$650,000 IN JANUARY 2007 OF A FOUR FAMILY, 300,222 SQUARE**

FOOT BUILDING, AND NO ADDITIONAL SUPPORTING MATERIAL SUBMITTED, THE BOARD RECOMMENDS NO CHANGE.

**** THE MOTION PASSED UNANIMOUSLY.**

26 Southwind Drive – The owner listed as American Home Mortgage Servicing, Inc. but this property is a foreclosure. The house is deteriorated. The new owners purchased the foreclosed house on March 5, 2010, knowing there were problems, but the extent of the problems was not fully realized. The field card has not been updated to reflect the change of owner or purchase price of \$99,900. It was determined that a field inspection should be performed.

33 Rowayton Avenue – Ashcroft Holdings – Ms. Soper said that there was no change from the previous discussion on this case.

**** THE BOARD MEMBERS STATED THAT BASED ON THE PREVIOUS DISCUSSION THERE WOULD BE NO RECOMMENDED CHANGE.**

**** THE MOTION PASSED UNANIMOUSLY.**

14 First Street – The house is undergoing remodeling. An inspection was done in December 2009 and again on April 12, 2010. The permit work has been completed. Based on these inspections the value of the property was reduced from \$412,500 to \$400,800.

**** THE BOARD MEMBERS STATED THAT BASED ON THE INSPECTION OF THE ASSESSOR'S OFFICE IN APRIL 2010, THAT THEY RECOMMEND THE VALUE OF THE PROPERTY BE REDUCED FROM \$412,500 TO \$400,800.**

**** THE MOTION PASSED UNANIMOUSLY.**

33 North Water St., Unit # 207 – 1,407 square ft condo. The owner paid \$500,000 for second floor unit in March of 2007.

**** BASED ON THE PURCHASE PRICE ON MARCH 17, 2007, WHICH IS PRIOR TO THE REVALUATION THE BOARD DETERMINES THE VALUE SHOULD BE \$518,000. ALSO TAKEN INTO CONSIDERATION IS THE LOCATION – 2ND FLOOR LEVEL, SINCE UPPER LEVELS HAVE HIGHER VALUES.**

**** THE MOTION PASSED UNANIMOUSLY.**

14 Newtown Terrace – The owner purchased the property in February 2009 for \$555,000. The owner submitted the appraisal from the purchase. The building was constructed in 2005. It was noted that it appears to be the largest building on the street. The Board also noted that a comparable house at 107 Dry Hill Road sold on March 3, 2008 for \$587,000.

**** BASED ON THE PURCHASE PRICE OF \$555,000 IN FEBRUARY 2009 AND THE APPRAISAL SUBMITTED WHICH IS DATED JANUARY 14, 2009 AT \$580,000, THE BOARD DETERMINED THE CORRECT ASSESSED VALUE AT 100% SHOULD BE \$600,000. THE BOARD ALSO NOTES THE LOT HAS AN UNUSUAL SHAPE, PUTTING THE HOUSE RIGHT NEXT TO BORDER OF LOT AND NEXT TO THE NEIGHBORING HOUSE.**
**** THE MOTION PASSED UNANIMOUSLY.**

7 River Road – There were two field cards. There are two building on the subject property. The house was built in 2005, along with the home at 9 River Road by the owner. The home at 9 River Road sold in 2009 at one million even. The only difference between the two properties is a small out building. The Board reviewed the dates of the re-evaluation in October 2008 and the date of the sale for the neighboring property at 9 River Road in December 2009.

**** BASED ON A REVIEW OF THE DETAILS, THE BOARD RECOMMENDS NO CHANGE, DUE TO THE FACT THAT THE SALE OF NUMBER 9 RIVER ROAD DATED DECEMBER 2009 FELL ONE YEAR AFTER THE RE-EVALUATION DATE OF OCTOBER 1, 2008.**
**** THE MOTION PASSED UNANIMOUSLY.**

Atty. McCain left the meeting at 10:00 a.m.

12 Allen Road – Vacant parcel, no structure. According to the owner, Norwalk Conservation Commission has denied the property owner to build on the parcel due to the presence of wetlands on the parcel. Any construction would have been within 50 feet of wetland and the parcel is 90% wetlands. It was decided that this would researched by the Tax Assessor's Office to confirm the decision of the Conservation Commission.

14 Northport Drive – Property values have declined since re-evaluation. The property taxes have increased 30%. The parcel was purchased in 1999 and has five bedrooms and 4,024 sq. ft. Only an exterior inspection has been done. The Board reviewed two recent sales of neighboring properties.

**** BASED ON A REVIEW OF THE DETAILS, THE BOARD RECOMMENDS NO CHANGE BASED ON NEIGHBORHOOD VALUES AND SALE OF NEIGHBORING PROPERTY IN JULY OF 2008. THE SUBJECT PROPERTY WAS PURCHASED FOR \$155,000,000 IN 1999.**
**** THE MOTION PASSED UNANIMOUSLY.**

3 Edgewater Place – The subject property was purchased in May of 2008 for \$385,000 and it is currently assessed at \$382,500, an increase from \$355,700. It was noted that the

value of the house increased after the re-evaluation. The improvements of the new windows and sidings were noted. The field card was updated to reflect that 50% unfinished attic area. It was explained that the depreciation changed from “good” to “very good”.

**** BASED ON TWO INSPECTION OF THE RESIDENCE BY THE CITY, CURRENT VALUE OF \$385,200, THE BOARD RECOMMENDS A REDUCTION TO \$382,500 BECAUSE OF INACCURATE FIELD CARD INFORMATION. ALSO NOTED WAS THE APPLICANT PAID \$385,000 ON MAY 15, 2008 BEFORE PERMIT FOR IMPROVEMENT OF SIDING AND WINDOWS IN 2009. ALSO NOTED WAS A SALE OF SIMILAR PROPERTY NEXT DOOR AT \$410,000 ON APRIL 7, 2008.**

**** THE MOTION PASSED UNANIMOUSLY.**

40 Glen Avenue – The subject property has been assessed at a value of \$598,200. The owner submitted appraisal from March 2010 and claimed it was significantly lower than City appraisal. The subject property was purchase in 2004. It is comparable to #46 and #53 Glen Avenue. It was noted that there had been no interior inspection since 1991. This will be researched.

4 Loundes Avenue – The owner decided to withdraw his appeal, so no decision is necessary.

46 Prospect Street - Sheffield Ridge Condo, Unit 3H – The owner made a mistake regarding the assessed value and withdrew his appeal. No action necessary.

46 Prospect St – Sheffield Ridge Condo, Unit 3K – This is a foreclosure on the unit.

**** BASED ON A COMPARISON OF ALL OTHER UNITS AT 46 PROSPECT STREET OF 579 SQ. FEET, ALL ARE VALUED THE SAME BY THE CITY. THEREFORE THE BOARD RECOMMENDS NO CHANGE.**

**** THE MOTION PASSED UNANIMOUSLY.**

807 Foxboro – Townhouse Unit – This unit was sold in October 2007 but no sale price was noted. There were three other units sold and the assessments were comparable.

**** BASED ON SALES PROVIDED ON THE CITY SALES REPORT IN A RANGE OF \$512,000 - \$560,000 ARMS LENGTH TRANSACTION AND BASED ON COMPARABLES PROVIDED BY THE OWNER WHICH WERE CONVENIENCE SALES, THE BOARD RECOMMENDS NO CHANGE.**

136 Partrick – The Board reviewed details of the parcel. The Board determined that they would like to have more information on the subject parcel, particularly regarding the increase of the assessment.

17 Magnolia Avenue - The Board reviewed the various neighboring properties, sale prices, and assessments. There was a increase from \$332,000 in 2008 following a 2009 interior inspection, to \$339,000.

**** BASED ON COMPARABLE SALES ON THE SAME STREET HIGHLIGHTED ON TAX SALES REPORT, THE BOARD STATES THAT THE ASSESSMENT IS CORRECT.**

**** THE MOTION PASSED UNANIMOUSLY.**

5A Elmcrest Terrace, Unit 3 – The owner purchased the unit in November of 2005 and that the value is not in line with the surrounding properties. There has been \$130,000 increase in property value. The unit has 11,001 sq. ft. It was noted that the assessment was in line with the other units of similar size in the same building.

**** BASED ON COMPARABLE ASSESSMENTS ON OTHER SIMILAR UNITS OF IN THE SAME BUILDING, THE BOARD STATES THAT THE ASSESSMENT IS CORRECT.**

**** THE MOTION PASSED UNANIMOUSLY.**

38 Purdy Road, East – Rear vacant lot — The owner appeared and stated that the value of his land is incorrect because the land is unusable because of a steep drop off. There was a comparable sale on the same street. The owner pointed out that the entry area is concrete and an subsequent inspection was done. This was corrected on the field card and brought the assessment down. It was noted that there had been a decrease of 5% in land value because the land was unusable.

**** BASED ON AN INSPECTION OF THE PARCEL, THE BOARD RECOMMENDS A REDUCTION IN VALUE FOR THE FOLLOWING REASONS: 1) PER INSPECTION BY ASSESSOR'S OFFICE AND "ENTRY" REMOVED; AND 2) A REDUCTION OF LAND VALUE BY \$15,000 RESULTING IN TOTAL VALUE TO \$446,800. LAND VALUE IS REDUCED BASED ON TOPOGRAPHY SEE MAP INDICATING DROP-OFF OF LAND.**

**** THE MOTION PASSED UNANIMOUSLY.**

19 West Rocks Road – 1948 Colonial – The owner wished to know why there was such a large increase in taxes on his parcel. There has been no inspection since 1992. The owner receives a 10% reduction because of the frontage on West Rocks Road. The Board then researched the surrounding parcels. Following a brief discussion, it was decided to

request an interior inspection to verify the physical condition assessment. This will help determine whether the increase is correct.

The Board then reviewed their upcoming schedule.

ADJOURNMENT

Ms. Ready adjourned the meeting at 12:30 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services



Board of Assessment Appeals

Notice of Hearings Conducted

Date : Wednesday, April 21, 2010

Time : 1:00 pm — 7:00 pm

BAA Members Present :

The following are Appeals which were heard by the BAA. The BAA member who heard the appeal is indicated as well as the property owner.

Signed : Jane Ready

Jeannine Soper

Kathleen Clement

No Show - Scheduled Appeals that did not appear.

PROPERTY ID	TYPE	TIME	PROPERTY OWNER	STREET ADDRESS	BAA MEMBER
6-19b-19-0	RE	1:00 pm	MAGINNIS WALTER R & LYNN	11 OLD WITCH CT	
5-61-135-0	RE	1:00 pm	EDGERTON WILLIAM & ANN S	248 WEST NORWALK RD	
5-56-825-0	RE	1:00 pm	VISCIGLIA JOSEPH T & SHARON E	83 PONUS AV	
5-61-35-0	RE	1:20 pm	EDGERTON WILLIAM & ANN S	246 WEST NORWALK RD	
3-77-2-0	RE	1:20 pm	DAWSON JONATHAN T & DEBORAH P	6 SHOREHAVEN RD	
5-84A-197-0	RE	2:00 pm	BROWN NORMAN H & BROWN NANCY J	10 HILLTOP RD	
5-31-58-0	RE	2:20 pm	DIFILIPPO NICHOLAS & KILLIAN CATHERINE	2 WEATHER BELL DR	
3-78-13-3	RE	2:20 pm	BONNIST RANDOLPH M & ROBIN	3 CANFIELD CROSSING	
6-36-13-0	RE	2:20 pm	WATKINS CHRISTINE	5 PLANT CT	
3-74-1-B/01	RE	2:40 pm	IODICE AUSTIN A & ROBERTA M	199 GREGORY BOULEVARD	
5-56-374-0	RE	2:40 pm	WINN JAMES C	5 DEVONSHIRE RD	
6-12-49-0	RE	3:00 pm	CAVANAGH PROPERTIES LLC	78 ROWAYTON AVENUE	
6-22-21-0	RE	3:00 pm	FORTUNA MATTHEW & ONEIL FORTUNA PAULA	9 MILTON PL	
5-55-115-0	RE	4:40 pm	SO PARTNERS LLC	4 LARKSPUR LN	
2-66-56-0	RE	5:00 pm	KAMINSKI PIOTR & BAWTREL EDYTA	4 A LAURA ST	
2-66-40-0	RE	5:20 pm	KAMINSKI PIOTR & BAWTREL EDYTA	4 B LAURA ST	
1-71-18-0	RE	6:00 pm	DINOTO GABRIELE & DAWN V	15 BETTSWOOD RD	No Show
2-28-16-0	RE	6:00 pm	DINOTO JOHN & MARIO & GABRIELE JR	38 BAYVIEW AVENUE	
3-42-11-0	RE	6:20 pm	DINOTO GABRIEL & DAWN	29 FIRST ST	
2-43-11-u206	RE	6:40 pm	CUTLER JACK	118 WASHINGTON ST	

No Show - Scheduled Appeals that did not appear.

PROPERTY ID	TYPE	TIME	PROPERTY OWNER	STREET ADDRESS	BAA MEMBER
5-79-72-0	RE	6:40 pm	YOUSEF JIHAD & CYNTHIA	431 ROWAYTON AVENUE	
5-69-40-0	RE	7:00 pm	CALZONE BEATRICE E (100% L.U.) & GORMAN LINDA	117 KEELER AV	
2-28-12-0	RE	7:00 pm	AFENTOULIDES CHRISTOFOROS	15 COUCH ST	

