

MINUTES
BOARD OF ASSESSMENT APPEALS
2015 GRAND LIST

THURSDAY, MARCH 10, 2016

Board Members: Chairman Marina Coprio, Ryan Cornell, Hillary Koyner and Alternates: Denise Maxcy and Leslie Riback

Russel, Jon, 80 Wells Hill Road

Appeal for lower market value of 2005 BMW 325XI

Ms. Coprio made a motion to deduct \$2,525 from the appraised value due to high mileage and in accordance with the mileage table. Mr. Cornell seconded. All in favor, the motion carried (3-0).

Barron, William, 65 Cavalry Road

Map 31, Block 1, Lot 21

Appeal for lower assessment of home. Ms. Coprio recused herself from this hearing. Ms. Koyner made a motion to have the Assessor do an interior inspection of the house and Mr. Cornell seconded. All in favor, the motion carried (3-0).

Following the interior inspection, Ms. Koyner made a motion to reduce the appraised value by \$196,000 from \$1,193,200 to \$997,200 and Ms. Maxcy seconded. All in favor, the motion carried 3-0.

Kendall, Raisa, 4 Weddington Lane

Map 18, Block 3, Lot 8

Appeal for lower assessment of land and home.

Ms. Koyner made a motion to lower the appraised value of the house by \$35,000 to \$1,251,000 and Ms. Coprio seconded. All in favor, the motion carried (3-0).

LeFavour, Carolyn, 27 Wampum Hill

Map 1, Block 3, Lot 110

Appeal for lower assessment of home.

Ms. Coprio made a motion for no change and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Bloom, Kristin, 45 Cavalry Road

Map 31, Block 6, Lot 1

Appeal for lower assessment of home.

Ms. Coprio made a motion for no change and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Noveck, Lorraine & Allen, 25 Hemlock Ridge

Map 18, Block 1, Lot 30

Appeal for lower assessment.

After research, it was discovered that a reduction was given on Grand List 2014, therefore no change.

Leone, Joseph & Irina, 20 Hillcrest Lane

Map 8, Block 1, Lot 16

Appeal for lower assessment.

Ms. Koyner made a motion to reduce the appraised value of the building to \$1,383,800 and Ms. Coprio seconded. All in favor, the motion carried (3-0).

Ackley, Peter & Daniella, 9 Norfield Farm Road

Map 23, Block 1, Lot 33

Appeal for lower assessment.

Ms. Koyner made a motion to have the Assessor do an interior inspection and Ms. Coprio seconded. All in favor, the motion carried (3-0).

Saferstein, Ira, 10 Smith Ridge Road

Map 24, Block 4, Lot 88

Appeal for lower assessment of building lot.

Ms. Riback made a motion to reduce the appraised market value of the lot by \$50,000 to \$300,000 and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Thomas, Tom & Renu, 14 Hunt Lane

Map 26, Block 6, Lot 4

Appeal for lower assessment.

Ms. Koyner made a motion to reduce the value of the house by changing the grade from AA- to A+ which reduces the appraised value from \$1,442,600 to \$1,345,900. Ms. Coprio seconded. All in favor, the motion carried (3-0).

Hartenbaum, Ronald Tr, 31 Hemlock Ridge

Map 18, Block 1, Lot 31

Appeal for lower assessment of home.

Ms. Coprio made a motion to reduce the appraised value \$75,000 to \$1,996,800 to bring it in line with other houses on the street and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Copeland, Elizabeth, 12 Charles Path

Map 10, Block 1, Lot 121

Appeal for lower assessment.

Ms. Koyner made a motion for no change and Ms. Coprio seconded. All in favor, the motion carried (3-0).

Zawadzki, Krzysztof & Katar, 5 Smith Ridge

Map 24, Block 4, Lot 84

Appeal for lower assessment of lot.

Ms. Koyner made a motion to reduce the appraised value of the land \$50,000 to \$286,400 and Ms. Coprio seconded. All in favor, the motion carried (3-0).

Seifert, Tom & Lindsey, 31 Davis Hill Road

Map 18, Block 1, Lot 15&40

Appeal for lower assessment.

Ms. Coprio made a motion to have the Assessor do an interior inspection.

Following a report from Mr. Whitman on his visit to the property, Ms. Coprio made a motion that changes be made to the field card as follows: the grade of the house be reduced from B to C+; 4 bedrooms reduced to 3; the shed be deleted; and the land value reduced because there is no water view as the river is 250 yards from the house resulting in a reduction of the appraised value from \$715,600 to \$527,700. Ms. Koyner seconded the motion. All in favor, the motion carried (3-0).

Campbell, Zoe & Kevin, 53 Cedar Hill

Map 28, Block 8, Lot 6&7

There was no one in attendance for this appeal.

Hearing no further discussion, Ms. Coprio made a motion to adjourn the meeting and Ms. Koyner seconded. All in favor, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Delana Lustberg, Board Clerk

MINUTES
BOARD OF ASSESSMENT APPEALS
2015 GRAND LIST

MONDAY, MARCH 14, 2016

Board Members: Chairman Marina Coprio, Hillary Koyner and Alternates: Denise Maxcy and Leslie Riback

Gutman, Brandon, 76 Lords Highway

Map 14 Block 5 Lot 14

Appeal for lower assessment of home.

Ms. Koyner made a motion to reduce the appraised value \$100,000 \$2,742,300 based on the market value in 2013 and Ms. Coprio seconded. All in favor, the motion carried (3-0).

Gutman, Brandon, 25 Spruce Hill

Map 1, Block 2, Lot 4

Appeal for lower assessment of home.

Ms. Koyner made a motion to reduce the appraised value to \$978,100 and Ms. Maxcy seconded. All in favor, the motion carried (3-0).

Levitan, Dan, 35 Indian Valley

Map 3, Block 1, Lots 53 & 56

Appeal for lower assessment of land.

MS. COPRIO MADE A MOTION THAT BECAUSE OF DEED RESTRICTION THE BOARD WILL ASK THE ASSESSOR FOR CLARIFICATION. MS. KOYNER SECONDED. All in favor, the motion carried (3-0).

Puccio, Kathryn, 61 Singing Oaks Drive

Map 10, Block 1, Lot 101

Appeal for lower assessment of home.

Ms. Coprio made a motion to reduce the appraised value by \$500,000 to \$3,500,000 for the main house and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Cassidy, Jay, 12 White Birch Ridge

Map 28, Block 11, Lot 1&4

Appeal for lower assessment of home.

Ms. Coprio made a motion that there be no change and Ms. Maxcy seconded. All in favor, the motion carried (3-0).

Cannon, Randi, 12 Norfield Farm Lane

Map 23, Block 1, Lot 35

Appeal for lower assessment. MS. KOYNER RECUSED HERSELF FROM THIS HEARING.

Ms. Coprio made a motion that there be no change and Ms. Riback seconded. All in favor, the motion carried (3-0).

Homeward LLC, 7 Homeward Lane

Map 27, Block 1, Lot 51

Appeal for lower assessment of home and land.

Ms. Coprio made a motion to have the Assessor do an interior inspection and Ms. Riback seconded. All in favor, the motion carried (3-0).

Brooks, Kristin & Mallory, 2 Aspetuck Glen

Map 26, Block 4, Lot 108

Appeal for lower assessment of home.

Ms. Coprio made a motion to reduce the APPRAISED value of the house by \$100,000 to \$1,515,300 and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Bernsohn, Randall & Elizabeth, 18 Homeward Lane

Map 27, Block 1, Lot 55

Appeal for lower assessment home.

Ms. Coprio made a motion that there be no change and Ms. Maxcy seconded. All in favor, the motion carried (3-0).

Birbara, Philip & Jane, 17 Homeward Lane

Map 27, Block 1, Lot 54

Appeal for lower assessment of the home.

Ms. Coprio made a motion that there be no change and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Neiderhoffer, Victor & Susan, 30 Hillcrest Lane

Map 8, Block 1, Lots 2&3

Appeal for lower assessment of home.

Ms. Coprio made a motion to reduce the appraised value of the house by \$650,000 to \$4,212,400 and Ms. Koyner seconded. All in favor, the motion carried (3-0).

Hearing no further discussion, Ms. Coprio made a motion to adjourn the meeting and Ms. Koyner seconded. All in favor, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Delana Lustberg, Board Clerk

MINUTES OF BOARD OF ASSESSMENT APPEALS

March 23, 2016

Members Present: Marina Coprio, Hillary Koyner, Leslie Riback Denise Maxcy and Ken Whitman.

Levitan, Dan, 35 Indian Valley Road

Map 1, Block 2, Lot 4

Mr. Whitman walked the property and reported his findings to the Board. Ms. Coprio made a motion that the Estate Designation be removed, that the lot value be reduced by 5% because of access and reduction of the excess acreage by 25% for wetlands and topography which will reduce the appraised value from \$1,070,400 to \$756,600. All in favor, the motion carried (3-0).

Ackerly, Peter & Daniella, 9 Norfield Farm Road

Map 23, Block 1, Lot 33

Appeal for lower assessment.

Mr. Whitman did an interior inspection and reported his findings to the Board. Ms. Coprio made a motion that changes be made to the field card as follows: baths changed from 7 to 6; fireplaces changed from 4 to 5; condition be changed from VG to G; area adjustment of 8,166 to 8,202 and extra plumbing fixtures changed from 5 to 4 resulting in a reduction of the appraised value from \$2,461,100 to \$2,404,400. Ms. Koyner seconded the motion. All in favor, the motion carried (3-0).

Homeward LLC, 7 Homeward Lane

Map 27, Block 1, Lot 51

Appeal for lower assessment of home and land.

Mr. Whitman made contact with the homeowner. However, the parties were not able to reach a mutually convenient time for an interior inspection. Therefore, Ms. Coprio made a motion that there be no change and Ms. Koyner seconded. All in favor, the motion carried (3-0).

After finishing the above, the Board reviewed the draft minutes from hearings held on March 10 and March 14. Some changes were discussed and the final minutes will be forthcoming shortly for final review.

The meeting adjourned at 12:55 p.m.

Respectfully Submitted,
Marina Coprio, Chairman