

Assessment Board of Appeals

April 9, 2022

Assessors: Pete Castelli ,Kenneth Kerns, William Donahue

Meeting called to order at 8:28 a.m.

Deliberations took place on April 9, 2022

Time	Applicant, Parcel ID & Address, Appraised Value	Deliberation	Decision
8:30 a.m.- 8:45 a.m.	James Wactowski Parcel 006-0047 23 Wellwyn Drive 3 rd appeal in 6 years. Was a foreclosure. Calculated per sq.ft. and per acre and he was paying more than others. Appraisal when bought was \$180,000. His lot goes to river but no access to it. There is an access road to water-front but he can't access it. 19 Wellwyn is next door and appraisal is \$67,000. Another unusable is \$6,000-7,000. He bought in 2015. Details accurate on field card. He had to make improvements when he bought it. This comes down to condition of the house and the land which doesn't have water-front access. Improvements are work in process.	Assessed Value: \$209,160 All assessors unanimously in agreement, 4/9/22.	Change to \$195,770
8:50 a.m.- 9:10	Urszula Woszczyna Parcel 006-0032 50 Wellwyn Drive Other house is bigger. It is always assessed for less. It is a bigger house and has water-front view. Tyler did not go inside house. There is a drop beyond house. Steep backyard.	Assessed Value: Was \$232,960 now \$254,870 All assessors unanimously in agreement, 4/9/22.	Change to \$232,960
9:17 a.m.	Dean & Linda Welte Parcel 024-0010-4 Jobs Gate 3	Withdrawn	Withdrawn

<p>9:24 a.m.- 9:40 a.m.</p>	<p>Kyle & Courtney Day Parcel 006-0012 6 Lyman Rd. Just bought in September. Has water problems; on community well. Average increase is 14.5%. Fair assessment would be around \$154,000. Bought it at \$285,000. Presented comparisons.</p>	<p>Assessment: \$176,330 Was \$137,200 All assessors unanimously in agreement, 4/9/22.</p>	<p>Change to \$156,765</p>
<p>9:50 a.m.- 10:15 a.m.</p>	<p>Courtney Tollefson & Thomas Binezewski Parcel 049-0055 56 Fairway Drive Oct. 2020 purchased. Property card had inlaw apt. Took that out and now just 1 BR there. Listed as having golfcourse access and it doesn't. Field card now correct. Last assessment was incorrect. Submitted comparable properties.</p>	<p>Assessment: \$332,710</p>	<p>Change to \$301,000</p>
<p>10:10 a.m.</p>	<p>Paul Casana Parcel 117-0006 1234 Tryon Street</p>	<p>No Show</p>	<p>No Show</p>
<p>10:20 a.m.</p>	<p>A Thomas & Marilyn White Parcel 0066-0042 61 Indian Hill Ave. There 3 lots with river-frontage. His concern is when Tyler did it, the original they had appraised value at \$875,000. This was well over 16% and it was in area where there is nothing around them. He talked to Tyler and they came down \$50,000 in the appraised value, to \$825,000. There is discrepancy in evaluations. House is 25 years old. Both houses 59, his value is \$707,000. The 2 driveways abut. # 63 appraised is \$310,700. Fergusons is at \$370,000 up 3%. Across the street (64) current assessed \$259,000. 58 is at \$248,000. #54 sold in Fall of 2022 for \$227,000. Tyler knocked it down to \$220,500. Should be around appraised value of \$790,000. Mixed neighborhood.</p>	<p>Assessment: \$577,850 All assessors unanimously in agreement, 4-9-22.</p>	<p>Change to \$553,000</p>

<p>10:39-10:56 a.m.</p>	<p>Susan Perrotti & David Goodrich Parcel 0066-0039 71 Indian Hill Avenue Property zoned as bldg. lot (1/2). In 2010, the flood plain moved. According 90% is in flood plain; John Herring sent letter and said you can't bld a residence on that; there is no buildable lot any longer. Should be taxed like remainder of lot. M. Dickerson letter says about the same thing as J. Herring. They thought Lasky was going to make change.</p>	<p>Assessment: \$237,020</p> <p>All assessors unanimously in agreement, 4/9/22.</p>	<p>Change to \$8,000</p>
<p>11:10 a.m.</p>	<p>Norm D. Ward Parcel 026-0041 54 Lake Road Did close comparison. Used 50 Lake Road as comp. Both are side-by-side; own double lot. Next door is bigger than his, 4 BR, Norm has 2BR. Neighbor is modern. Norm's still a cottage. He is \$30,000 higher than neighbor. Norm's is a little bigger.</p>	<p>Assessment: \$228,060</p> <p>All assessors unanimously in agreement, 4/9/22.</p>	<p>Change to: \$210,140</p>
<p>11:22 a.m.</p>	<p>Elaine Cote Parcel 021-0035 Grandview Terrace She's blocked in by atrium. Can't do anything with the property. It is not build-able. It's the old RR property.</p>	<p>Assessment: \$3,920</p> <p>Appraised at \$186,000</p> <p>All assessors unanimously in agreement, 4/9/22.</p>	<p>Change to: \$3,000</p>
<p>11:50 a.m.</p>	<p>Elaine Cote 030-0073 Portland Cobalt Rd. Just woods; can't do anything with it; not marketable. Nothing has changed, increase of \$5,330.</p>	<p>Assessment: \$5,950</p> <p>All assessors unanimously in agreement, 4/9/22.</p>	<p>Change to: \$4,500</p>
<p>12:10 p.m.</p>	<p>Elaine Cote Parcel 040-0001 William Street Same as above. Originally assessed at \$8,540. Now. \$13,870</p>	<p>Assessment: \$13,870</p> <p>All assessors unanimously in agreement, 4/9/22, 11:50 a.m.</p>	<p>Change to \$10,000</p>

Other Business: The Assessment Board of Appeals will meet at 6:00 p.m. on September 14, 2022 at Town Hall for the purpose of hearing the 2021 Motor Vehicle Appeals. No appointment is required.

Meeting Adjourned at: 12:35

Sharon R. Hoy, Board Clerk