

Town of Putnam
Board of Assessment Appeals
126 Church St. Putnam, CT 06260
860-963-6800 X 171

Members Present: Lee Konicki, Chair, Joseph Hopkins, Anne Lamondy
Other People Present: Angela Sanchez, Assessor, Susan Ramos BAA Secretary
Members Absent: None

The meeting opened on March 2, 2020 at 5:00pm. Lee Konicki called the meeting to order, Joseph Hopkins made a motion to approve minutes from last meeting. Motion granted, all in favor.

Appeal #1- Kerstin Forrester, 104 Underwood Rd, unit 15
Appellant was sworn in, also appearing on behalf of units 7, 9 & 12. Kerstin presented, with her filed petition, an abridged appraisal of her unit (at 245,000) as well as an analysis of their condo units showing revaluation increase percentages as well as other condo development's increase percentages. The analysis showed their development having a much higher average increase percentage than other developments.

Board's discussion following all appeals resulted in a reduction in assessment from 240,500 to 223,170 (see overall 104 Underwood Rd. Condo decision, located following Appeal # 13 below)

Appeal #2- Robert Dexter, 104 Underwood, unit 2

Appellant did not appear before the board

Board's discussion following all appeals resulted in a reduction in assessment from 166,100 to 153,873

Appeal #3- Elaine Deslauriers, 104 Underwood, unit 4

Appellant did not appear before the board

Board's discussion following all appeals resulted in a reduction in assessment from 151,600 to 139,440

Appeal #4- Susan Gregiore, 104 Underwood, unit 5

Appellant was sworn in. Susan stated she moved in in 2013 and has not done any updates since. She estimates value at 230,000

Board's discussion following all appeals resulted in a reduction in assessment from 184,500 to 169,920

Appeal #5- Michael & Diane White, 104 Underwood, unit 7

Appeal made by Kerstin Forrester, listed above

Board's discussion following all appeals resulted in a reduction in assessment from 208,100 to 193,250

Appeal #6- Cynthia & Joseph Monette, 104 Underwood, unit 8

Appellants sworn in. Joseph disagrees with the 34% increase in 2 years with no changes, they estimate value at 225,000

Board's discussion following all appeals resulted in a reduction in assessment from 200,300 to 186,125

Appeal #7- Steven & Rose Gagnon, 104 Underwood, unit 9

Appeal made by Kerstin Forrester, listed above

Board's discussion following all appeals resulted in a reduction in assessment from 211,800 to 196,342

Appeal #8- Neil Souvigney & Rachel Blair, 104 Underwood, unit 10

Appellant sworn in. Neil stated was newest unit purchased in 2019, hasn't done any updates since moving in, estimates value at 245,000.

Board's discussion following all appeals resulted in a reduction in assessment from 205,100 to 190,638

Appeal #9- Deborah Jones, 104 Underwood, unit 11

Appellant sworn in. Deborah purchased in 2019 and did some upgrades when purchased.

Board's discussion following all appeals resulted in a reduction in assessment from 203,800 to 188,874

Appeal #10- Molly Barrett, 104 Underwood, unit 12

Appellant sworn in. Molly agreed with other appellants. Verification with assessor following appeal resulted in a correction to bedroom count from 3 to 1, resulting in an updated 2019 (pre BAA decision) assessment of 198,700

Board's discussion following all appeals resulted in a reduction in assessment from 198,700 to 182,665

Appeal #11- Karen Tourtellotte, 104 Underwood, unit 16

Appellant sworn in. Karen compared her unit being the same to another and they had different assessments. (****see note).

Verification with assessor following appeal resulted in a correction to bedroom count from 4 to 3, resulting in no change to the 2019 (pre BAA decision) assessment of 229,900

Board's discussion following all appeals resulted in a reduction in assessment from 229,900 to 214,529

(****During this point, there was room discussion regarding revaluation inspections and clarifications on who did inspections of the units. Board chair asked for a list of units with discrepancies to be compiled. Assessor Angela Sanchez offered to meet with everyone in the hall following their appeal, to verify the bed/bath and finished bsmt areas.)

Appeal #12- Karen McFarlin, 104 Underwood, unit 17

Appeal made by Kerstin Forrester, listed above

Board's discussion following all appeals resulted in a reduction in assessment from 223,300 to 206,750

Appeal #13- Robert & Elizabeth Worsham, 104 Underwood, unit 18

Appellants sworn in. Robert & Elizabeth asked the board to reconsider the 40% increase. Estimate their value to be 245-250,000. Verification with assessor following appeal resulted in a correction to bathroom fixtures, adding an extra fixture to the construction detail (a double sink in one bathroom), resulting in no change to the 2019 (pre BAA decision) assessment of 227,200

Board's discussion following all appeals resulted in a reduction in assessment from 227,200 to 211,565

Boards discussion following all appeals was to make the corrections found from the owners that stayed after with the assessor and then reduce their updated revaluation increase by 10%, and apply same calculation to entire 104 Underwood Rd complex, decision unanimous. Units that did not file an appeal to the board but resulted in assessment changes are as follows:

104 Underwood, unit 1

Board's discussion following all appeals resulted in a reduction in assessment from 182,800 to 169,617

104 Underwood, unit 3

Board's discussion following all appeals resulted in a reduction in assessment from 161,600 to 149,160

104 Underwood, unit 6

Board's discussion following all appeals resulted in a reduction in assessment from 170,000 to 156,695

Appeal # 14 – Rosemary Roy 385 Woodstock Ave. Board swore in appellant and asked her to state her appeal. Rosemary provide pictures and stated there are many issues with the condition. Also disagrees with the acreage, claims the state believes they own a portion. Chair, Lee Konicki asked what she felt it was worth and Rosemary stated 115,000 and wouldn't pay over that. Following the board discussion, unanimous decision to reduce value to 105,000.

Appeal # 15 – David Miller 110 Prospect St. Board swore in appellant and asked him to state his appeal. David went over the influence factor/ street adjustment and feels the neighborhood classification should change. Following the board discussion, unanimous decision to reduce land value to 32,800.

Appeal # 16 – Daniel Salvas 388 Walnut St. Board did not need to swear in appellant because he is currently a Justice of the Peace. Dan disagrees with the 19% increase, house 30 years old, needs updates Following the board discussion, members Joe Hopkins and Anne Lamondy voted no change. Lee disagreed; end result assessment remains the same.

Appeal # 17 – Ashlee Stone 17 Cottage St. Board swore in appellant and asked her to state her appeal. Ashlee stated she has owned the home for 10 years and this increase was very large. Only improvements are deck and roof. Also a discrepancy in bed and bath count should be 3 bedrooms and 2.5 bath. Lee Konicki asked what she would estimate, and Ashlee stated 205,000 – 206,000. Following the board discussion, unanimous decision to reduce value to 206,000 and update room count following assessor verification. (Assessor verified data entry error, room count updated to 3 bed 2.5 bath)

Appeal # 18 – Daniel Natyniak 386 Providence Pike. Board swore in appellant and asked him to state his appeal. Daniel stated surrounding properties are a blight issue. Lee Konicki asked what the fair value should be and Daniel stated "the old assessment" which is 166,900. Following the board discussion, unanimous decision was no change to current assessment.

Appeal # 18 – Gregory & Virginia Garrett 58 Sunnyside Ave. No Show= No action by board

Appeal # 21 – Rodney Dumas 245 Woodstock Ave. Board swore in appellant and asked to state his appeal. Rodney stated in 1987 he was on ZBA and advised his mother to split lot before zoning regulations change, which was done. Has buyers and currently was told by one it wasn't worth anything. Rodney asked board to table this appeal until he knows how serious buyers are. Lee Konicki explained it is not allowed. Following the board discussion, unanimous decision was no change to current assessment.

Appeal # 20 – Kenneth Asting 223 Walnut St. Board swore in appellant and asked to state his appeal. Bid on house during an auction in 2013 and was only bidder. House needs updates. Majority of land is wetlands. Walnut St. has excessive loud and fast traffic. Joe Hopkins asked what he felt was reasonable and Kenneth responded with 75,000. Following Board discussion, unanimous decision to give a .5 condition factor to the excess land (in place of 1) to account for wetlands, resulting in an assessment of 75,180.

Appeal #22 - Norma Bonosconi 584 Providence Pike, Board swore in appellant and asked to state her appeal. Very concerned about taxes. Provided documentation to support value closer to 250,000.

Following the board discussion, members Lee Konicki, Joe Hopkins voted to reduce assessment increase to 18%, resulting in assessment of 178,600. Anne abstained.

Appeal # 23 – Jarrett & Irene Cambra No Show = No action taken by board.

Appeal # 24 – Robin Young 110 RR Woodstock Ave. Board swore in appellant and asked to state her appeal. Robin provided documentation with petition supporting her estimate of value to be 110,000. Stated property is a fixer upper, garage falling apart. Following boards discussion, unanimous decision to reduce value to 110,000.

Appeal # 25 – Cecile Lee 37 Quinebaug Ave. Board swore in appellant and asked to state her appeal. Assessment went up 51.5%. Documentation was provided to support a value of 195,000, recent sales she feels is comparable. Following the boards discussion, unanimous decision was to reduce value to 195,000.

Appeal # 26 – Julie Quinn 26 Hurlbut St. Board swore in appellant and asked her to state her appeal. No improvements have been done at this time. Julie feels 275,000-280,000 max. Following the board discussion, unanimous decision made to reduce value to 285,000.

Appeal # 27 – Lisa Cutrone 297 Fox Rd. Withdrawn prior to hearing date.

Board was presented with the following properties in which clerical errors were discovered following final assessment notices being mailed. Assessor requested the assessment changes be made as indicated:

36 Heritage Rd. - From 366,200 To 299,400

81 Bibeault St. – From 102,500 To 98,500

519 Five Mile River Rd. – From 156,000 To 153,700

160 Thompson Ave – From 177,900 To 171,900

Board unanimously voted to allow changes.

Lee made a motion to adjourn the meeting at 8:30 pm, seconded by Joseph Hopkins.

Respectfully submitted,

Susan Ramos
Secretary to the Board of Assessment Appeals