

TOWN OF AVON
BOARD OF ASSESSMENT APPEALS
March 23, 2024

Members present: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

The meeting opened at 9:00 a.m.

The Board split into groups to hear appeals.

Appeal #33: 34 Tyler Court – John Turner

Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

Mr. Turner believes his property is being overvalued and that other properties similar to his are lower in value. He provided information on implied market values for all properties on his street.

The Board carefully reviewed the information submitted along with the property cards for Tyler Court. They determined his value to be fair and equitable. A motion was passed unanimously to deny a change in assessment.

Motion made by Kershwin Singh and seconded by Norman Sondheimer.

Appeal #41: 33 Wyngate Drive – Rakesh Kumar

Heard by: Chelsea Ross, Mike Guerrero

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

Mr. Kumar states that the assessment on his home is not correct based on condition factors.

The Board reviewed the information submitted and determined that depreciation of 50% from the previous assessment should be carried through to this assessment. A motion was made and passed unanimously to maintain the 50% depreciation amount.

Motion made by Chelsea Ross and seconded by Mike Guerrero.

Appeal #39: 65 Woodmont - Keisha Palmer

Heard by: Chelsea Ross, Mike Guerrero

**Decided by: Norman Sondheimer, Jeffrey Maguire, Chelsea Ross, Mike Guerrero
Kershwin Singh recused himself from this appeal.**

Ms. Palmer believes her value is above what a reasonable value should be for her property. She supplied several comparative properties that have recently sold.

After carefully reviewing the information submitted and the comparable properties the Board determined that her value is fair and equitable. A motion was made and passed unanimously by the 4 members voting to deny any change in assessment.

Motion made by Mike Guerrero and seconded by Chelsea Ross.

Appeal #40: 14 Wyndemere - Xiaobo Zhou & Guangyan Zhu

Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

Mr. Zhou and Ms. Zhu believe their new value is over what fair market value should be. They provided an appraisal and several comparable sale properties.

The Board reviewed the information presented as well as the comparable sales provided. They also looked at all the Wilton models within the condo complex and determined they are all valued the same way, therefore, the assessment is fair and equitable. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Norman Sondheimer and seconded by Jeffrey Maguire.

Appeal #27: 6 Raymond Road - Mahesh Shivaswamy

Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh

**Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Mike Guerrero
Chelsea Ross recused herself from this appeal.**

Mr. Shivaswamy believes his assessment is unreasonably high. He has done no significant remodeling and states the interior is below average.

The Board reviewed the comparable properties submitted and determined the assessment to be fair and equitable. A motion was made and passed unanimously by the 4 members voting to deny any change in assessment.

Motion made by Kershwin Singh and seconded by Norman Sondheimer.

Appeal #34: 69 Tyler Court - Carlos Hernandez

Heard by: Chelsea Ross, Mike Guerrero

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

Mr. Hernandez believes his property is over assessed by approximately \$77,000.

The Board reviewed his property information as well as other properties on Tyler Court and determined that the assessment is fair and equitable. A motion was made and passed unanimously to deny any change in assessment.

Motion made by Chelsea Ross and seconded by Mike Guerrero.

Appeal #24: 32 Pine Tree Lane – Donald Brown & Zhanna Rozvadovskaya Brown

Heard by: Chelsea Ross, Mike Guerrero

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrero

The Brown's believe the value of the property should only be \$135,000. The house has had no upgrades. The property had culvert drainage put in resulting from the route 44 project and now has serious ponding and erosion issues.

The Board reviewed the information and pictures submitted as well as the concerns about the property and decided to adjust depreciation. A motion was made and passed unanimously to change the depreciation to 40%.

Motion made by Mike Guerrero and seconded by Chelsea Ross.

Appeal #28: 47 Sepous Road - Sheri Mathieu

Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh

Decided by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Chelsea Ross, Mike Guerrera

Ms. Mathieu believes the value of her property is \$595,000. She submitted documentation describing the property, road and neighborhood as well as information on a comparable property.

The Board discussed the information submitted as well as the comparable property and determined her assessment to be fair and equitable. A motion was made and passed unanimously to deny any change in assessment.

Motion made by Jeffrey Maguire and seconded by Norman Sondheimer.

Appeal #4: 101 Bickford Drive - KRE-BSL Husky Avon LLC (Represented by Nick Camenker, Altus Group)

Appellant unable to attend. No action taken.

The meeting adjourned at 2:00 p.m.