



City of Milford, Connecticut

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70 West River Street - Milford, CT 06460-3317

Tel 203-783-3215 FAX 203-878-2609

Board of
Assessment Appeals

April 10, 2018

Joanne Rohrig, City Clerk
City of Milford
70 West River Street
Milford, CT 06460

Dear Ms. Rohrig:

The Board of Assessment Appeals met for hearings and deliberation on March 20th and 26, 2018. Present at this meeting were Henry Healey, Chairman; Greg Harla and Winthrop J. Smith III, Board members and Phyllis Leggett, Secretary.

Notices on decisions were mailed to the appellants on March 23rd and March 29, 2018. The Minutes of the deliberations are enclosed.

Respectfully submitted,

Phyllis Leggett
Phyllis Leggett, Secretary
Board of Assessment Appeals

Enclosure

C: Henry Healey, Chairman
Daniel Thomas, Assessor

Board of Assessment Appeals Minutes – Hearing of March 26, 2018

Grand List - October 2017

1. Pendleton, Laura 2 Lauralton CT
2003 Toyota Tundra

Motor Vehicle - Appeal heard by Henry Healey.
Change assessment from \$6800 to \$6350.
Greg Harla made a motion to make the adjustment.
Win Smith III seconded. All members voted in favor of the adjustment
2. 181-1 Research Drive – Cell Tower

Real Estate (cell tower) Appeal heard by Greg Harla.
Request Assessor contact the telephone number in the file to explain how a land lease value is assessed.
Henry Healey made a motion to approve. Win Smith III seconded. All members voted in favor.
3. 1165 West River Street

Real Estate – Appeal heard by Win Smith III.
Adjust appraised value from 465,650 to \$400,000 based on neighborhood values. Henry Healey made a motion to approve. Greg Harla seconded. All members voted in favor.
4. 135 Research Drive

Real Estate – Appeal heard by Greg Harla.
Denied Without Prejudice. Property is valued in excess of \$1,000,000. Henry Healey made a motion to make the adjustment. Win Smith III seconded. All members voted in favor.
5. 55-69 Woodmont Road

Real Estate – Appeal heard by Greg Harla.
Denied Without Prejudice. Property is valued in excess of \$1,000,000. Henry Healey made a motion to make the adjustment. Win Smith III seconded. All members voted in favor.
6. 440 Wheelers Farms Road

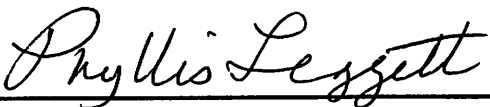
Real Estate – Appeal heard by Win Smith III.
Denied Without Prejudice. Property is valued in excess of \$1,000,000. Greg Harla made a motion to make the adjustment. Henry Healey seconded. All members voted in favor.
7. 169 Cedarhurst Lane

Real Estate – Appeal heard by Henry Healey.
Assessor to adjust the external obsolescence from 0 to 1. Greg Harla made a motion to approve. Win Smith III seconded. All members voted in favor.

BAA Hearing Minutes – 3/26/2018
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8. 623 Popes Island Road
Real Estate – Heard by Win Smith III. Change The appraised value from \$299,610 to \$275,000. Greg Harla made a motion to approve. Henry Healey seconded. All members voted in favor.
9. 1454-60 Boston Post Road
Real Estate - Heard by Greg Harla. Denied. The property is within neighborhood values. Win Smith III made a motion to approve. Henry Healey seconded. All members voted in favor.
10. 31 Smith's Point Road
Real Estate - Heard by Greg Harla. Adjust the appraised value to \$900,000 based on the information presented. Henry Healey made a motion to approve. Greg Harla and Henry Healey voted in favor. Win Smith III recused himself from voting.
11. 17 Broadway
Personal Property – Heard by Win Smith III. Denied. Responsibility of the business owner to file a Declaration of Personal Property. Greg Harla made a motion to approve. Henry Healey seconded. All members voted in favor.
12. 56 Bray Avenue
Real Estate – Heard by Henry Healey. Adjust the appraised value from \$314,430 to \$292,000, per neighborhood values. Greg Harla made a motion to approve. Win Smith III seconded. All members voted in favor.
13. 31 Southwind Lane
Real Estate – Heard by Henry Healey. Adjust the appraised value to \$185,000 based on neighborhood values. Greg Harla made a motion to deny. Win Smith III seconded. All members voted in favor.
14. 26 Clover Street
Real Estate – Heard by Greg Harla. Adjust assessment from \$150,780 to \$148,690, based on neighborhood values. Win Smith III made a motion to approve. Henry Healey seconded. All members voted in favor.
15. 21 Seaview Avenue
Real Estate – Heard by Henry Healey. Denied. The Property is within neighborhood values. Greg Harla made a motion to deny. Win Smith III seconded. All members voted in favor.
16. 38 Deerfield Avenue
Real Estate – Heard by Win Smith III. Denied. The property is within neighborhood values. Henry Healey made a motion to deny. Greg Harla seconded. All members voted in favor of denial.

17. 88 Noble Avenue – Unit F Real Estate – Heard by Henry Healey. Denied. The property is within neighborhood values. . Greg Harla made a motion to deny. Henry Healey and Greg Harla
Voted to deny. Win Smith III recused himself.
18. 88 Noble Avenue – Unit G Real Estate – Heard by Henry Healey. Denied. The property is within neighborhood values. . Greg Harla made a motion to deny. Greg Harla and Henry Healey voted to deny. Win Smith III recused himself
19. 105-107 River Street Real Estate – Heard by Henry Healey. Denied. The property is within neighborhood values. . Greg Harla made a motion to deny. Greg Harla and Henry Healey voted to deny. Win Smith III recused himself.
20. 291 Old Gate Lane - Personal Property No Show
Hilton Garden Inn
21. 181 Research Drive Personal Property No Show



By: Phyllis Leggett, Secretary

Board of Assessment Appeals Minutes - Grand List October 2018 – Hearing of March 20, 2018

- 1 105 Merwin Avenue Real Estate – Appeal heard by Henry Healey – **Denied**. Property is within neighborhood values. Greg Harla made the motion to deny. Win Smith III seconded. All members voted in favor of denial.

- 2 60 Carmen Road Real Estate – Appeal heard by Henry Healey. **Denied**. Property is within neighborhood values. Greg Harla made the motion to deny. Win Smith III seconded. All members voted in favor of denial.

- 3 460 West Avenue Real Estate – Appeal heard by Greg Harla **Denied**. Property is within neighborhood values. Win Smith made the motion to deny. Henry Healey seconded. All voted in favor of denial

- 4 92 Old Field Lane Real Estate – Heard by Henry Healey. Adjust assessed value from \$308,860 to 303,600. Greg Harla made the motion to change the value. Win Smith III seconded. All members voted in favor of an adjustment.

- 5 13 Pearl Hill Street Personal Property – Heard by Henry Healey. Adjust the personal property value to \$646.00. Greg Harla made the motion to change the value. Win Smith III seconded. All members voted in favor of an adjustment.

- 6 88 Cooper Avenue Real Estate – Heard by Win Smith III. Assessor to adjust the assessment of the square footage of the third floor. Henry Healey made the motion to adjust the square footage of the third floor. Greg Harla seconded. All members voted in favor of making the adjustment.

- 7 131 Trumbull Avenue Real Estate – Heard by Greg Harla. **Denied** without prejudice. The property is valued over \$1,000,000. Henry Healey made a motion to deny. Win Smith seconded. All members voted in favor of denial.

- 8 244 Roses Mill Road Real Estate – Heard by Henry Healey. **Denied**. Request the Assessor meet with the property owner regarding his concerns. Win Smith made a motion to deny. Greg Harla seconded. All members voted in favor of denial.

- 9 12 Beach Avenue Real Estate – Heard by Greg Harla – **Denied**. The property is within neighborhood values. Henry Healey made a motion to deny. Win Smith seconded. All members voted in favor of denial.

- 10 31 Smith's Point Road Real Estate – Heard by Greg Harla. Tabled to 3/26/18. Attorney representing the property owner is reviewing the "Unqualified" sale notation on the Field Card.

11. 245 First Avenue Real Estate – Heard by Henry Healey – **Denied**. The property is within neighborhood values. Win Smith made a motion to deny. Greg Harla seconded. All members voted in favor of denial.
12. 1124 Windward Road Real Estate – Heard by Greg Harla - **Denied**. Condominium is within neighborhood values. Henry Healey made a motion to deny. Win Smith seconded. All members voted in favor of denial.
13. 185 Plains Road Real Estate – Heard by Henry Healey – Denied without prejudice. The property is valued over \$1,000,000. Win Smith made the motion to deny. Greg Harla seconded. All members voted in favor of denial.

By: Phyllis Leggett
Phyllis Leggett, Secretary