**BOARD OF ASSESSMENT APPEALS MINUTES**

**MEETING OF APRIL 23, 2020 - 4:00 PM to 6:00 PM**

**VIA ZOOM TELECONFERENCE**

**Members Present:** Henry Healey,Chairman; Richard LoPresti, Board Member,

Emily Souza, Board Member

**Also Pesent:** Phyllis Leggett, Board Secretary

1. **106 Welch’s Point Road – Real Estate**  **Heard by Henry Healey**. Owner bought the house under market value at $475,000. Market value is $625,000. Change assessment to $437,500. Richard Lopresti made a motion to approve the change in assessment. Emily Souza seconded the motion. All members voted in favor.
2. **10 Old Country Lane - Real Estate** **Heard by Henry Healey**. This property was listed as an unqualified sale, which should have an appraised value under $400,000. The City raised it this year. The correct appraisal value should be $395,000. New assessed value is $276,500. Richard LoPresti made a motion to approve. Emily Souza seconded the motion. All members voted in favor.
3. **301 Pond Point Avenue** - **Real Estate** **Heard by Henry Healey**. The owner paid $302,000 for the property. The City has it appraised at $285,600, which is less than the purchase price. Property is within market values. Henry denied the appeal. Richard LoPresti made a motion to deny the appeal. Emily Souza seconded the motion. All members voted in favor of denial.
4. **10 Orchard Street – Real Estate** **– No Show.**
5. **793 Milford Point Road** - **Real Estate** **Heard by Henry Healey**. Owner purchased the property thinking it was a 3-family house, but was actually a 2-family. He applied to make it a 3-family house and was denied. Since it is a two family house, the value of the property should be reflected as such. The City has it values at $362,000. Research showed the appraised value should be $355,000 for two family houses in the area. Richard LoPresti made a motion to approve the change in value. Emily Souza seconded the motion. All members voted in favor.
6. **2 Abigail Street – Real Estate** **Heard by Henry Healey.** Property is part of Villa Rosa, purchased for $650,000 two years ago. City valued the property for $1.4 million. Adding permits and a fair market value together, the new adjusted appraisal value will be set at $1.2 million, with an assessment value at $985,000. Richard LoPresti made a motion to approve the change. Emily Souza seconded the motion. All voted in favor of the change.
7. **217 Bridgeport Avenue – Personal Property – Heard by Henry Healey.**  This is a food truck owner who claims the truck is registered in the town of Bethany, who he claims does not charge personal property tax. A Personal Property declaration has

 not been filed. The owner needs to talk with the Assessors of Milford and Bethany with regard to personal property taxes related to a food truck. Appeal is denied.

 Richard LoPresti made a motion to deny the appeal. Emily Souza seconded the motion. All members voted in favor of denial.

1. **12 DeVol Street - Real Estate** – **Heard by Henry Healey.** The house was purchased then rebuilt/remodeled to an 1800 SF, one bedroom home. Taking into consideration of what the homeowner paid for the property and pulled permits for, the correct market appraisal value for this home in this area would be $454,000. Richard LoPresti made a motion to approve the change. Emily Souza seconded the motion. All members voted in favor.
2. **21 Harvest Lane** **– Real Estate - No Show.**
3. **Franklin Mc Lish – Motor Vehicle/Personal Property -** **Heard by Henry Healey**. This is a truck registered in Arkansas, where the owner claims he is not paying taxes on it. Owner claims since he travels out of state to do business, the truck should not be taxed in Milford. The owner confirmed he lives in Milford. This concern needs to be resolved with the Milford assessor’s office. Appeal is denied. Richard LoPresti made a motion to deny. Emily Souza seconded the motion. All members voted in favor.
4. **200 Point Beach Drive #3A – Real Estate – Heard by Henry Healey.**

 This is a 25 unit condo complex with either one or two bedrooms and direct waterfront. Owner states 90% of units are rentals, not owner occupied. After review, the Board feels the property is within market values. The appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **204 Point Beach Drive #3B – Real Estate – Heard by Henry Healey.**

 This is a 25 unit condo complex with either one or two bedrooms and direct waterfront. Owner states 90% of units are rentals, not owner occupied. After review, the Board feels the property is within market values. The appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **208 Point Beach Drive #2C – Real Estate – Heard by Henry Healey**

This is a 25 unit condo complex with either one or two bedrooms and direct waterfront. Owner states 90% of units are rentals, not owner occupied. After review, the Board feels the property is within market values. The appeal is denied.

Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **208 Point Beach Drive #3C – Real Estate – Heard by Henry Healey**

This is a 25 unit condo complex with either one or two bedrooms and direct waterfront. Owner states 90% of units are rentals, not owner occupied. After review, the Board feels the property is within market values. The appeal is denied.

Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **212 Point Beach Drive #2D – Real Estate – Heard by Henry Healey**

This is a 25 unit condo complex with either one or two bedrooms and direct waterfront. Owner states 90% of units are rentals, not owner occupied. After review, the Board feels the property is within market values. The appeal is denied.

Property is within market values. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **833 East Broadway – Real Estate – No Show**
2. **Ali Shauket, 94 Utica Street – Motor Vehicle – Heard by Henry Healey**

 Vehicle is a 2015 Chevrolet Equinox. The vehicle’s title is marked salvage. The City is to appraise at 60% of the vehicle’s value. The Chairman requests the City appraise the vehicle at 60% of its appraised value. Emily Souza made a motion to approve the Chairman’s request. Richard LoPresti seconded the motion. All members voted in favor.

1. **Skyview LLC, - Solar Facilities – Personal Property – Heard by Henry Healey.** Paperwork was not filed properly according to State Statute. Owner needs to fill out paperwork properly and file it on time. Should discuss with Assessor. Appeal is Denied Without Prejudice. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.
2. **183 North Broad Street Unit 7E– Real Estate** – **Heard by Henry Healey.** This is a basement 1,750 SF Condo Unit, which the City has valued at $195,000. The owner feels the value is than $100,000. There are no recent sales in this complex and the comps provided were not relevant. The appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.
3. **34 Orchard Street – Real Estate** - **Heard by Henry Healey.**

Comps provided are not relevant to this home. The property is within market value. The appeal is denied. The owner states the field card reads 5 bedrooms when it only has four bedrooms. The BAA would like the field card corrected to reflect 4 bedrooms. The number of total rooms does not change. If there is a value adjustment to the house based on changes to the field card, the BAA is asking the City to correct the value of the property. Appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

1. **137-139 Edgefield Avenue – Real Estate – No Show**
2. **447 Milford Point Road** **- Real Estate – Heard by Henry Healey**. This was an unqualified sale. The owner inherited the house from the parents. The house has had repairs but still needs a lot of maintenance. The location and property is within the neighborhood values at $209,000. Appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.
3. **19 Bertrose Avenue** - **Real Estate – Heard by Henry Healey.** The owner bought the house in 2019 for $337,000, which is below the City’s appraisal of $287,000. The house is within market value. Appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.
4. **64 Shell Avenue –Real Estate – Heard by Henry Healey.** House was purchased house for $655,000 in 2018. City has it valued at $522,700. Between current neighborhood values and additional work performed by the owner, the home is within market values. Appeal is denied. Emily Souza made a motion to deny the appeal. Richard LoPresti seconded the motion. All members voted in favor of denial.

 Respectfully submitted,

 Phyllis Leggett

 Board Secretary