

## **Tax Board of Assessment Review**

**Minutes for November 26, 2007**

**Meeting was called to order at 6:00 p.m.**

**Board members present were Chairmen, Tom Heskin, Peter Certo and Fred Rogan. Tax Assessor, Elaine Mondillo and Recording Secretary Jennifer Scotto were also present at this meeting.**

**Case No. 07-004**

**James B. Spooner**

**Mr. Spooner has been a long time resident of Lincoln. He downsized to a smaller house and is on a limited income. He is upset that the land value went up \$41,400.00 in one year. He is asking to be exempt from the education portion of taxes due to him not having any children.**

**Elaine Mondillo, Tax Assessor, offered to do a walk-through of Mr. Spooner's home; Mr. Spooner declined. The Board members feel he is looking for exemptions that the Town does not offer. Obsolesce factor was applied to the structure. All Board members voted unanimously to deny Mr. Spooner's request to lower his assessment.**

**Case No. 07-005**

**Lorraine Godbout**

**Mrs. Godbout feels there is too much of an increase over the course of one year. In one year, the assessment of her home went up**

**\$33,800.00. She stated that there have been no changes or improvements done to the home. She feels that she would not be able to get \$200,000 for her home if she were to sell it.**

**Board member, Tom Heskin, stated that most of the increase was in land value and not in building value. Tax Assessor, Elaine Mondillo, stated that sales in Lincoln have been coming in above the assessed value. All Board members voted unanimously to deny Mrs. Godbout's request to lower her assessment.**

#### **Case No. 07-008**

**William C. & Dorothy E. Bonardi**

**The Bonardi's stated that a lot of their land is deemed wetlands from the D.E.M and that approximately four acres are not usable.**

**All Board members voted unanimously to deny the Bonardi's request due to no documentation to support that their land is deemed wetlands and the four acres were already assessed at a lower rate.**

#### **Case No. 07-009**

**Hovsep J. Donoyan**

**Mr. Donoyan feels that \$391,000.00 is a fair assessment value for this property. He feels the value of his land is too high. He claims he had two different realtors appraise his home and the most he could get is \$325,000.00. The only improvement Mr. Donoyan did to the home was new vinyl siding. He stated that the stairways and hallways are in**

terrible shape, the windows need to be replaced, there is no landscaping and he is not connected to the sewer.

Tax Assessor, Elaine Mondillo, stated that Mr. Donoyan only appealed the land portion of the assessment on the appeal form. She also stated that she has not been allowed to do a walk-through of his home and it's hard to make an assessment on the home if she can't see what the condition of it is. The vinyl siding did bring up the value of the building. All Board members agreed unanimously for Elaine Mondillo to send a letter to Mr. Donoyan to set up a time where she can do a walk-through of his home. This appeal remains open and pending based upon the outcome of the walk-through.

**Case No. 07-017 & 07-018**

**William & Anita Greenberg**

The Greenberg's are contesting their tax amounts on two vacant lots which surround his home. Plat 25 Lot 191's tax amount went up a total of \$1092.53 in a year. Plat 25 Lot 111's tax amount went up a total of \$1068.46 in a year. Mr. Greenberg feels that his land is being assessed as if the land were located in

Bridlewood Estates. He states that his two vacant lots went up 54%. He is not able to receive the Homestead Exemption on these lots, there is no police burden, no trash pickup, no sewer and no water and he feels that these two lots do not place any burden whatsoever on the Town budget.

Tax Assessor, Elaine Mondillo, discussed the Greenberg's merging

**the two lots together to save some money on taxes but the Greenberg's do not want to do this. All Board members voted unanimously to deny the Greenberg's request to lower the assessment.**

### **Case No. 07-022**

#### **The Limerock Center**

**Lisa Hill is contesting the assessment of The Limerock Center. The assessment for this property in 2006 was 2.75 million and for 2007 it is 3.3 million. She had an appraisal done on the property and the appraisal came back at 2.7 million. She states that the building is 18% vacant as of now. She would like the Tax Board to consider using the old assessment value.**

**Peter Certo, Tax Board of Review member, stated how the vacancy rate is high and the property is not in a very good location.**

**Elaine Mondillo, Tax Assessor, will do a walk-through of the building. This appeal remains open and pending based upon the walk-through.**

### **Case No. 07-023**

#### **Michael & Lisa Hill**

**Mrs. Hill feels that the assessment of \$478,200 is too high and she**

feels that \$440,000 is a much more realistic amount. She states that 10, 12 and 17 Fair Oaks Drive all have lower assessments versus hers. Mrs. Hill also states that that the measurements for her living room are incorrect.

The Board members all agreed that Tax Assessor, Elaine Mondillo, conduct an interior inspection as well as verify exterior dimensions. This appeal remains open and pending based on the field inspection.

**Case No. 07-050**

**Yuri G. Minyayluk**

Mr. Minyayluk feels the value of his property is too high. His property is being assessed at \$450,300 and he feels that \$385,000 is more reasonable. Mr. Minyayluk stated that the bathrooms and kitchen remain original from the 1950's. He was also told by a realtor that he would not be able to sell the house for what the amount of the assessment is.

Peter Certo, Tax Board member, asked Elaine Mondillo if she had seen the condition of these bathrooms and kitchen and she said she had not.

All Board members agreed that they would like Tax Assessor, Elaine Mondillo, to do a walk-through of the home and then report back to the Board. This appeal remains open and pending based on the walk-through.

**Case No. 07-027**

**Matthew & Pauline Eannarino**

The Eannarino's current assessment is \$296,400 and they feel that \$288,000 is much more reasonable. Mr. Eannarino's main concern is with the amount of tax he is paying on the finished basement. He states that they are just two make-shift rooms with very cheap wood paneling and a rug over the cement floor. He states this area is not livable and when it rains hard the floors get wet.

All the Board members agreed for Tax Assessor, Elaine Mondillo, to do another walk-through of the home and to look at the downstairs area. This appeal remains open and pending based upon the walk-through.

**Case No. 07-045**

**Bruce W. & Rochelle M. Crowell**

The Crowell's current assessment is \$365,800. They feel that \$296,000 is a fairer assessment. They stated that 31 Briarwood Rd. has an extra bathroom and more living space, yet their assessed at \$340,900. The Crowells' also claim that their home is very outdated and the house needs some work.

All three Board members voted unanimously to deny the Crowells' request to lower their assessment.

**Case No. 07-052**

**Kirkbrae Glenn Inc.**

**Mr. Richard feels that the assessment is way too high and that 8 million is a much more reasonable assessment. He stated that the Spring Green Apartments on New River Rd. were paying \$75,000 per unit, Gardens at Wake Robin were paying \$85,000 per unit and 400 New River Rd. were paying \$80,000 per unit while Kirkbrae Glenn is paying \$100,000 per unit.**

**The Tax Board members noted that he was not using comp's that were not located in Albion and therefore cannot consider the properties as comparable. All three Board members voted unanimously to deny Kirkbrae Glenn's request to lower the assessment value.**

**Meeting adjourned at 9:05 p.m.**