

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: Wednesday, February 19, 2008

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Sandra Leuder & Cornelius Collins

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Marilyn Sciarillo called the meeting to order at 1:00 pm.

PETITION #22 – Carr, Joan A. _ A/P 155/043B- 463 Atlantic Ave.

Represented by Attorney Susan Carr with Stephen O. McAndrew present.

Total Assessed Value for owner's 1/7 interest is \$111,000 (land only)

Owner's estimate of Value: \$75,000-\$100,000.

Purchased for beach access only by multiple families. Subject to multiple covenants restricting use, development & conveyances.

Claims other properties used for access only are valued & taxed at

significantly less than subject property.

PETITION #38 – Demetrioli, James & Rosemary – A/P 115/035 – 25 Stenton Ave.

Land: \$145,700 Bldg.:\$267,700 Total: \$413,400

Owners' Estimate of Value: \$145,700 Bldg: \$243,500 Total: \$389,200

Believes their ranch home had more of an increase compared to the 4 other ranch homes within a 5-mile radius. Believes their building assessment is too high.

PETITION #39 – Kammerer, Richard & Honor – A/P 157/158 – 66 Chapman Rd.

Land: \$4,306,600 Bldg.:\$4,129,000 Total:\$4,719,500

- Used 68 Chapman Rd. as a comparable property.**
- Noted the possible expansion of Weekapaug Inn having a negative impact on his property value.**
- Believes subject property could be reduced by \$410,000.**

**PETITION #34 – Horner, Leonard M.- A/P 156/014- 571 Atlantic Ave
Represented by Stephen McAndrew**

Land \$1,308,300 (Vacant Land)

Owner's Estimate of Value: \$1,100,000.

- the 2 dunes and change in topography from the road limit the view**

- 2 comparable sales: 557 Atlantic Ave & 547 Atlantic Ave

The Board made decisions on the following appeals:

**PETITION #9 Galvin, Christopher B. – A/P 179/18- 3 Waters Edge
Board voted unanimously for NO CHANGE.**

**PETITION #8 Sculco, Thomas P. & Cynthia D. – A/P 137/26 – 77 Watch
Hill Rd.**

Board voted unanimously for No Further Reduction. NO CHANGE.

**PETITION #17 Weekapaug KGS Et Als- A/P 144/079- 36 Williams Ave.
Board voted NO CHANGE.**

**PETITION #37 Pawelkiewicz, Walter & Jane – A/P 155/036 – 475
Atlantic Ave.**

Board voted for NO CHANGE.

**PETITION #21 Sluszka, Richard J. – A/P 156/019 – 646 Atlantic Ave.
Board voted unanimously NO CHANGE.**

**PETITION #23 Lyman, Christopher & Gina – A/P 129/001H – 6
Hamilton Rd.**

Board voted unanimously NO CHANGE.

PETITION #45 Hillandale Farm Trust – A/P 134/002- 7 Ayers Rd.

Board voted 2-1 NO CHANGE.

The decision for the other appeals under Hillandale Farm Trust are pending until the next meeting.

PETITION #22 Carr, Joan – A/P 155/043B – 463 Atlantic Ave.

Board voted unanimously NO CHANGE.

PETITION #38 Demetriou, James & Rosemary – A/P 115/035 – 25 Stenton Ave.

Board voted NO CHANGE.

PETITION #39 Kammerer, Richard G. & Honor – A/P 157/158 – 66 Chapman Rd.

Board voted for a reduction of land to approximately 4.1 million because of the view & CRMC restrictions.

PETITION #34 Horner, Leonard M. – A/P 156/014 – 571 Atlantic Ave.

Decision pending until board visits property.

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting. Decisions from today's meeting are pending until the next meeting.

Respectfully submitted,

Marilyn Sciarillo

Chairperson