

Town of Pomfret

Board of Listers

2020 Grievance Hearings – Minutes and Decisions

May 26, 2020

Board of Listers: Norm Buchanan (Chair), Becky Fielder, Neil Lamson

Appellants: listed below in order of appearance

10:30am –

Giorgios Bakatsias, 234 & 344 Hidden Ridge Road, Parcel #5701, house/arena/outbuildings & 75.8 acres.
Current assessment: \$2,488,110.

John Waldo, appraiser, appeared on behalf of Mr. Bakatsias. He noted that the property is very unusual, in that it is quite overimproved for the area. The main buildings are getting run down, as there is much deferred maintenance that needs to be tackled. He also pointed out that the arena should have a higher rate of functional depreciation, as the building has not been used for its intended purpose in many years and suffers from neglect. The previous owner had tried to sell the property for \$2,700,000 without success in the years leading up to the short sale of \$1,000,000. Waldo offered no comparables, and has suggested a Fair Market Value (FMV) in the range of \$1,500,000 – 1,700,000.

The Listers lowered the assessed value for the arena building to adjust for functional depreciation. New value: \$2,394,560.

12:30pm –

Kimberly & Joel Carey, 1170 Pomfret Road, Parcel #0106, 37.81 acres open land.
Current assessment: \$344,440.

Kim & Joel Carey purchased the property in January 2020 for \$175,000. They noted that the land is wet and steep on the upper acreage, and that there are numerous restrictions on the property. Their land's only access to the road is by a right-of-way easement through the property to the south, their northerly neighbors' leachfield and well are both located on their land, and there is a no-building zone on the lower 2 acres closest to the road, leaving only one possible building site on the property which will require extensive driveway work to access. There are currently no utilities or improvements to the property.

Acknowledging the restrictions on the land and the lack of septic/utilities and access, the Listers lowered the assessed value. New value: \$299,440.

2:00pm –

Jennifer Kirkman, 235 Cabin Hill Road, Parcel # 0188, house/barn & 26 acres.
Current assessment: \$423,310.

In the course of refinancing her mortgage, Ms. Kirkman obtained a bank appraisal (conducted by Hull P. Maynard III) for significantly lower than her assessed value. The house suffers from deferred maintenance, and large portions of the acreage is unusable (swamp and overgrown forest). After reviewing comparable properties to hers, she requested that we lower her value to the appraised value of \$390,000.

After a site visit to confirm the condition of the house and land was conducted, and the Listers concurred with the bank appraisal. New value: \$389,090.

2:30pm –

Carl & Christine Bulgini, 1377 Pomfret Road, Parcel # 0107, house/attached garage/barn and 12.8 acres.
Current assessment: \$837,530.

John Bassette, realtor, appeared with the Bulginis and stated that there were discrepancies with the grading and condition as shown on the property card. He asked about the gradation schedule and market adjustment, and Norm explained that there was a -20% market adjustment on the land due to the proximity to the Chippers Inc. business next door. Mr. Bassette acknowledged the land value looked accurate, but was concerned that the interior finishes of the house were average “builder-grade” and that the finished square footage appeared to be inaccurate on the property card.

Following a subsequent site visit, the Listers found no evidence of errors in the square footage nor the quality of the finishes as were shown on the property card. No change will be made to the assessed value.