

Minutes of Meeting

Cornwall Board of Assessment Appeals

Date: March 16, 2023

Present: Blaine Matthews, BAA
Richard Bramley, BAA
Richard Wolkowitz, BAA
Kayla Johnson, Town Assessor

Location: Cornwall Town Offices, Pine Street, Cornwall, CT and on-line Zoom alternative
The meeting commenced at 12:05 pm

Items discussed:

1. The minutes of the meeting of 3/7/23 were approved. A motion to approve was offered by Blaine M., seconded by Richard W., and approved by all three members. This meeting had originally been scheduled for Tuesday, March 14, 2023, but was re-scheduled due to the snowstorm.
2. The purpose of this meeting was to review the previous petitions and hearings, and to hold a hearing for one property owner that had been unable to connect virtually for a hearing at the March 7, 2023 meeting.
3. Richard B. reported that the owner of 12 Brook Road had withdrawn his petition.
4. For 50 Kent Road, the board reviewed the issues discussed at the hearing. The most important issue raised was the value of the dwelling lot compared to those of the adjacent property owners. The property appraisal was for \$338,900. At the conclusion of the discussion, Blaine M. moved to limit the appraisal to not exceed \$322,000. Richard W. seconded the motion. The motion was approved unanimously.
5. For 42 Hall Road, the board reviewed the issues discussed at the hearing. The most important issues raised were the condition of the dwelling, and the relation of the assessment to the comparable properties presented by the assessor's report. The property appraisal was for \$145,400. At the conclusion of the discussion, Richard W. moved to limit the appraisal to not exceed \$114,000. Richard B. seconded the motion. The motion was approved unanimously.
6. At 12:45, a hearing was held for 221 Flat Rocks Road. David Kiesman, the property owner, appeared virtually and was sworn in. He disagreed with the assessed value. He presented some of his own comparisons to properties he had downloaded from an on-line site.
7. Following the hearing for 221 Flat Rocks Road, the board reviewed the issues discussed at the hearing. The board members felt that the property appraisal at \$440,800, accurately represented the fair market value, based on the comparable properties presented by the

assessor's report. At the conclusion of the discussion, Blaine M. moved to leave the appraisal at the current amount. Richard B. seconded the motion. The motion was approved unanimously.

8. For 108/110 Pritchard Road, the board reviewed the issues discussed at the hearing. The Board also reviewed the assessments of the comparable properties presented by the assessor's report. The property appraisal was for \$1,116,200. At the conclusion of the discussion, Richard W. moved to limit the appraisal to not exceed \$1,065,000. Blaine M. seconded the motion. The motion was approved unanimously.
9. For 61 Castle Road, the board reviewed the issues discussed at the hearing. The Board then discussed the "A" estate rating in relation to the state of repair of the main dwelling, also the percentage of depreciation of the main dwelling. The property appraisal was for \$5,305,500. At the conclusion of the discussion, Blaine M. moved to limit the appraisal to not exceed \$4,550,000. Richard W. seconded the motion. The motion was approved unanimously.
10. Blaine M. moved to close the meeting, seconded by Richard W., and approved by unanimous vote. The meeting was adjourned at 3:24 pm.

Submitted by:
Richard Wolkowitz, Secretary