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Board of Assessment Appeals
Special Meeting
Warren Memorial Town Hall
Veteran's Room
March 11, 2022 5:00 PM
TOWN CLERK

1. Erin Kirchhoffer called the meeting to order at 5:00 PM. Also present was member Isabella Pelczar.
2. The Board received three Real Estate appeals, and one Personal Property appeal. Three applicants met in person with the Board this evening.

- **Real Estate Appeal, 11 Reilly Place:** Owners Ashley Hinckley and Matt Kertanis purchased the property on November 11, 2021 in the amount of \$450,000. The Town has the property valued at \$754,000 (assessment \$528,220)

Mr. Kertanis was present to discuss their application, he feels the Town appraisal of \$754,000 is too high, his opinion is the value is \$455,000. Mr. Kertanis is questioning the square footage of the basement garage, and the square footage of the attached enclosed walkway from the main house that leading out to a two-story building. Mr. Kertanis also stated that there is currently no heat or water in the house.

- **Real Estate Appeal, 5 Valley View Drive:** Owners Peter and Becky Cooke purchased the property on August 30, 2021 in the amount of \$430,000. The Town has the property valued at \$287,300 (assessment \$201,110)

Both Mr. and Mrs. Cooke were present and explained that they replaced their foundation after purchasing their home. After a short time with the new foundation, they had cracks in their ceilings and walls, and their basement hatchway is lower than it previously was, causing flooding in their basement after rainstorms. They provided pictures to support their statements.

Additionally, they feel the square footage of their finished upper story over the open porch is not accurate, some of the footage should be cathedral ceiling.

- **Personal Property Appeal, Mineral Springs Campground Site MS89:** Owners Alison and Edward Blair. Mrs. Blair wrote a letter to the Board with their application, stating that their daughter, Ariel Blair, would be attending the Assessment Appeals meeting as their representative. The Blairs were not able to return to Connecticut from Florida until May.

Ariel Blair attended the meeting that her parents have a 2007 Keystone Camper that is housed at the Mineral Springs Campground. Ariel explained to the Board that during Tropical Storm Isaias in August of 2020, the trailer damaged, and provided pictures showing the extent of the damage which also included the Camper's slide outs.

- **Real Estate Appeal, 90 Sunset Ridge: Owners Ananda Marga Inc.**

Ms. Kirchhoffer informed Ms. Pelczar that she received a phone call and email from Ananda Marga Inc., stating that they were withdrawing their application.

3. After discussion, Ms. Kirchhoffer and Ms. Pelczar agreed to independently research the applications, and make final decisions on the appeals at Board next meeting on March 31, 2022.

Upon motion of Ms. Pelczar and seconded by Ms. Kirchhoffer, the Board unanimously adjourned the meeting at 7:20 PM.

Respectfully submitted,



Erin Kirchhoffer
Acting Secretary