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*By Linda Amerighi at 11:56 am, Mar 25, 2024*

Town of Sharon  
Board of Assessment Appeals  
Draft Minutes  
Friday, March 22, 2024

Chairman Tom Casey called the meeting to order at 6:00 PM with the following members in attendance: Deborah Hanlon, Elizabeth Forstmann, Alt. Mike Taylor and the recording secretary Linda Amerighi. Chairman Casey amended the agenda to change the 7:15 appointment item 3. e to 87 Hilltop Road, item 4. To include discussion on 82 Millerton Road and 229 Amenia Road and Item 5. to add Special Meeting date for Wednesday, March 27<sup>th</sup> at 4pm. Motions Hanlon/Forstmann to accept the agenda as amended. All were in favor.

Minutes of March 16<sup>th</sup> stood approved as submitted.

Hearings opened at 6:15 PM

**155 and 159 Route 7:** Brad and Sherri Paulson were sworn in. They provided 3 handouts for the board for review. A packet on 155 Route 7 and 159 Route 7 along with a Market Value Comparison on both properties. Reviewing the property it was noted that the topo notation on one property was different compared to the other, there was a shared well, and felt that in order to sell these properties it would not be possible to do separately. Questions were asked and the board scheduled a site visit for Saturday the 23<sup>rd</sup> at 9:15am. Hearing closed at 6:37 pm.

**26 Upper Ridge Road:** John Hayes was sworn in. He informed the board that his home is in need of major repairs with rotted siding, leaking skylights, window replacements and no improvements have been made on the dwelling. Questions were asked and the board scheduled a site visit for Saturday the 23<sup>rd</sup> between 10:30 and 10:45. Hearing closed at 6:59 pm.

**39 Morey Road:** Representing the property was Attorney Alex Salvato. As he is an officer of the Court he was not sworn in. He went over the appraisal with the board explaining that the appraiser had to use comparable properties other than Sharon as the appraiser felt none were available in Sharon. Attorney Salvato also said no major improvements have been made since 2014. Chairman Casey reviewed the field card and inquired about the new construction in 2018 which consisted of a Greenhouse, Sugarhouse, accessory apartment, and foundation for pool/house. Chairman Casey asked about the photo on the cover of the appraisal which doesn't reflect the property in question. Attorney Salvato was not sure why that photo was used. It was also noted that this appraisal was a desk top appraisal and done for a mortgage company (page 6 item 23). Attorney Salvato was thanked for coming. Hearing was closed at 7:14 PM.

**87 Hilltop Road:** Kevin Galvin was sworn in. He explained to the Board that he has not made any minor or major improvements to this property since he purchased it in July of 2020. His increase in assessment was 90%. The board reviewed his field card and noticing that the house was constructed in the 1830's and was rated at a B+ it warranted looking at. The Board scheduled a site visit at 10:00 am on Saturday, March 23<sup>rd</sup>.

Hearings closed at 7:30 PM

Discussion on hearings:

**39 Morey Road:** Motions Hanlon/Forstmann to deny the appeal. Motion carried.

Discussion on previous site visits:

**82 Millerton Road:** Motions Hanlon/Forstmann to change the Grade of AAA to AAA- changing the assessed value of \$2,968,500 to \$2,667,800. Motion carried.

**229 Amenia Union Road:** Motions Hanlon/Forstmann to change the year built to 1950, adding a remodel of 2023 and changing the site index from 7 to 6 which changes the assessed value from \$542,720 to \$436,020. Motion carried.

Board will hold a special meeting on March 27<sup>th</sup> at 4PM.

With no other business Hanlon/Forstmann motion to adjourn at 8:02PM. So carried.

Respectfully submitted,

Linda R. Amerighi  
Recording Secretary