

Board of Assessment Appeals

Town of Colchester
127 Norwich Ave
Colchester, CT 06415

MEETING MINUTES

Meeting Date: Saturday, March 21, 2015
Meeting Location: Town Hall, 127 Norwich Avenue, Meeting Room 3
Members Present: John Malsbenden, Denise Turner, Torri Buchwald
Members Absent: None absent

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COLCHESTER, CT
2015 MAR 23 PM 3:15
John Malsbenden
JOHN MALSBERN
DENISE TURNER
TORRI BUCHWALD

The meeting was called to order at 9:06AM by John Malsbenden.

Item #2 on the agenda: to approve the minutes from the March 9, 2015 meeting.

Denise Turner made a motion to accept the minutes. Torri Buchwald seconded the motion. The minutes from the March 9, 2015 meeting were accepted.

Item # 3 on the agenda: to hear citizens comments.

There were no citizens present to give comments.

Item #4 on the agenda: to conduct scheduled hearings in regards to the **2014 Grand** List specific to Real Estate and (Business) Personal Property, and the 2013 Supplemental Motor Vehicle registered motor vehicles only.

- 1). **Leonard Przekopski**, appealed the value placed on real property located at: 36 Pine Rd. MBLU 05-19/009-000. Brief discussion pertaining to assessed value of Sand + Gravel pit and zoning restrictions.
- 2). Jerry Beckman, on behalf of **Beckman Tree + Landscaping** appealed the value placed on personal property. Brief discussion regarding "Declarations of Personal Property" that must be filed annually and the assessed values of equipment used to conduct business.
- 3). **Laurie Saypalia**, appealed the value placed on personal property MV account located at 58 Pine Brook Rd. Brief discussion regarding model year and very poor condition of motor vehicle.
- 4). Richard and Andrea Taylor, on behalf of **TPR LLC**, appealed the value placed on a piece of personal property equipment and it's assignment as a business asset. Brief discussion regarding type of business and age and condition of tractor located at: 482 Parum Road.
- 5). **Edward Bader**, appealed the value placed on real property located at: 53 Taylor Rd. MBLU 03-13/016-062. Brief discussion regarding description and features of property, lot location and appraisal report submitted.

- 6). Brian Holder, on behalf of **B + M Builders LLC**, appealed the value placed on business personal property account. Brief discussion regarding filing "Declarations of Personal Property," itemized asset lists and determining equipment values.
- 7). **Elizabeth Kessler**, appealed the value placed on real property located at: 36 Colburn Drive, MBLU 02-06/037-14A. Brief discussion regarding construction details of the property in comparison to nearby properties.
- 8). **Dino and Shannon Cuadro**, appealed the value place on personal property, heavy equipment located at 192 Carli Blvd. Brief discussion regarding taxation, year, make, model and market value of equipment used on property.
- 9). **Charlene Labruna**, appealed the assessed value placed on 2014 Subaru EWP10 appearing on the 2013 supplemental motor vehicle list. Brief discussion regarding NADA values, assessed value of motor vehicle and purchase price of motor vehicle, including copy of purchase and sales agreement for motor vehicle.
- 10). **Greg Royce**, appealed the assessed value placed on personal property MV account containing multiple motor vehicle assessments. Brief discussion regarding filing "Declarations of Personal Property", descriptions of motor vehicles including year, make, model and current condition, motor vehicles registered outside of Connecticut, motor vehicles not currently registered anywhere and possible future plans to fix or remove certain motor vehicles on property.
- 11). **Tearice Peters**, appealed the assessed value placed on personal property MV account located at 31 Red Schoolhouse Rd. Brief discussion regarding year, make, model and very poor condition of motor vehicle and possible future plans to fix or remove motor vehicle from property.
- 12). Dennis Reynolds, on behalf of **Kurley's Mustard**, appealed the assessed value placed on business personal property account. Brief discussion regarding filing "Declarations of Personal Property," type of business conducted and value of equipment used for business.
- 13). **Thomas Glemborski**, appeared before the Board regarding the assessed value placed on real property located at: 525 Norwich Ave MBLU 29-00/004-000. After a brief discussion petition was withdrawn.
- 14). **Peter Reneson**, appealed the assessed value placed on real property located at: Bull Hill Rd. MBLU 05-19/003-002. Brief discussion regarding parcel split, outbuilding, land classification and adherence to State Statutes.

The following decisions were made with regards to appeal hearings held on March 9, 2015:

- 1). Dane White, on behalf of **Perfect Curb LLC**, pertaining to business personal property located at: 171 South Main Street to receive reduced assessment to 3280. Motion made by Denise Turner, seconded by Torri Buchwald. The motion carried unanimously.

The following decisions were made with regards to appeal hearings held on March 21, 2015:

- 1). **Elizabeth** and Dennis **Kessler**, owners of real property located at 36 Colburn Drive MBLU 02-06/037-14A to receive reduced assessment to 227,100.
- 2). Jerry Beckman, on behalf of **Beckman Tree + Landscaping**, pertaining to business personal property to receive reduced assessment to 9,500. Motion made by Denies Turner, seconded by Torri Buchwald. The motion carried unanimously.
- 3). **Laurie Saypalia**, pertaining to personal property MV Account located at 58 Pine Brook Rd. to receive reduced assessment to 630. Motion made by Denise Turner seconded by Torri Buchwald. The motion carried unanimously.
- 4). **Richard and Andrea Taylor**, on behalf of **TPR LLC**, pertaining to tractor located at 482 Parum Rd. to remove tractor from business personal property account and create separate personal property account for the tractor and to reduce assessment of tractor to 1,000. Motion made by Denise Turner, seconded by Torri Buchwald. The motion carried unanimously.
- 5). **Dino and Shannon Cuadro**, owners of personal property located at 192 Carli Blvd. to receive reduced assessment to 21,000. Motion made by Denise Turner, seconded by Torri Buchwald. The motion carried unanimously.
- 6). **Charlene Labruna**, owner of 2014 Subaru EWP10 appearing on the 2013 motor vehicle supplemental list, to receive no change in assessment. Motion made by Denise Turner, seconded by Torri Buchwald. The motion carried unanimously.
- 7). **Greg Royce**, owner of personal property, MV Account, containing multiple motor vehicles to receive reduced assessment to 14,760. Motion made by Torri Buchwald, seconded by Denise Turner. The motion carried unanimously.
- 8). **Tearice Peters**, to receive reduced assessment to 630. Denise Turner made the motion, seconded by Torri Buchwald. The motion carried unanimously.

Item #5 on the agenda: Additions.

There were no additions.

Item #6 on the agenda: Adjourn.

Torri Buchwald made motion to adjourn. Denise Turner seconded the motion. The motion carried unanimously and the meeting adjourned at: 2:43PM.

Respectfully,



Rochelle M. Lambert CCMA I, AAT
Secretary, BAA