

BOARD OF ASSESSMENT APPEALS

Town of Colchester
127 Norwich Avenue
Colchester, CT 06415
(860) 537-7205

MEETING MINUTES

Meeting Date: Friday March 3, 2018
Meeting Location: Town Hall, 127 Norwich Avenue,
Members Present: Denise Turner, Andrew Cournoyer, David Anderson
Members Absent: None

RECEIVED
COLCHESTER, CT
2018 MAR -6 PM 3:01
DENISE TURNER
TOWN OF COLCHESTER

The meeting was called to order at 9:12AM by Denise Turner.

Item #1 on the agenda: to approve the minutes from the March 2, 2018 meeting.

Andrew Cournoyer made a motion to accept the minutes. David Anderson seconded the motion. The minutes from the March 2, 2018 meeting were accepted.

Item # 2 on the agenda: to hear citizens comments.

There were no citizens present to give comments.

Item #3 on the agenda: Conduct scheduled hearings for taxpayers that filed a written appeal petition with the Board by February 20, 2018, which were approved. Such appeals pertain to the October 1, 2017 Real Estate and Personal Property Grand Lists, and the October 1, 2016 Supplemental Motor Vehicle Grand List only.

1. Zubair Khan, Member, on behalf of **Uz-Mah Development, LTD.**, appealing assessed value applied to real property 127 Old Hartford Rd. Brief discussion regarding cost of improvements to property exceeding expectations due to changing state codes and to bring property current with local zoning regulations and building codes. Submitted real estate appraisal dated May 1, 2017 for the board to review.
2. **John + Lynn Cipriano**, appealing the assessed value of real property 27 Settlers Path. Brief discussion regarding permit for addition, length of time to complete construction taking much longer than expected, description of level of completion at various dates, believe assessed value should be 255,000, submitted dated photos of construction progress, copy of permit, letter from Assessor's office requesting interior inspection and recommendation from Assessor's office to reduce assessed value to 265,500 based on level of completion 10/1/17.
3. Alexis Devlin, real estate agent, on behalf of **705 Washington Ave, LLC**, appealing the assessed value applied to Real Property 117 Lebanon Ave. Brief discussion regarding two family house across from Mill Street Fabrics, close proximity to neighboring building, limited parking, shared driveway, age and condition of building, dirt basement, and poor location, building on the market a few years ago for 1400 days and failed to sell, currently been on the market for the last 100 days, asking \$129,900 but has failed to sell, only one offer at \$100,000 has been received. Believes the appraised value should be reduces to between \$110,000-115,000.
4. **Joseph Rzewuski**, appealing the assessed value applied to Personal Property MV Account. Brief discussion regarding 1978 Jeep kept for sentimental reasons, not running, possibly going to get rid of vehicle this year,

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showed board photo of motor vehicle on his cell phone that showed ground visible through floorboards and foliage growing up into the motor vehicle.

5. **Melody Root**, appealing the assessed value applied to Real Property 39 Sweetbriar CT. Brief discussion regarding kitchen not remodeled, finished space over garage is not heated or air conditioned and is not really useable space, except to store clothing, agreed to inspection with Board and Assessor's office.
6. **Thomas Atkins**, appealing the assessed value applied to Personal Property MV Account. Brief discussion regarding antique Packard, condition of motor vehicle kept in garage, currently not running due to transmission issues, requesting 500 assessment as antique vehicle, was given market appraisal of \$6,000-8,000 if running and \$5,000-6,000 not running, further discussed the probability of insuring and registering motor vehicle with DMV as an antique vehicle.
7. **Roberta Avery + Francis Zvach**, appealing the assessed value applied to Real Property 78 Northern Blvd. Brief discussion regarding change in assessment due to walk out basement and subsequent inspection by Assessor's office adjusting square feet, requests reduced assessment based on change to property record card after inspection.
8. Marna Marasco, on behalf of **Uncas Gas, Co.** appealing the assessed value applied to Personal Property. Brief discussion regarding former employee improperly filing declarations of personal property, requesting amended declaration be accepted for October 1, 2017 using correct values. Submitted itemized list of all tanks located in Colchester, including dates of installation and original acquisition costs.
9. **Beverly Brylowe**, appealing the assessed value applied to Real Property 152 Bull Hill Rd. Brief discussion regarding lack of understanding about taxes and meaning of codes on property record card are very confusing, visit history states refused inspection, but doesn't believe she did so, deck and porch are on her as-built, decks are not composite, gazebo was added last year 9x12 feet, uses as a bird feeder, what does attic expansion mean? Does not know if her property is over assessed or if she should dispute assessment because she doesn't understand how it was valued. Wanted to know if there was a list of what is taxable or is it arbitrary? Asked about personal property statute that applies 25% penalty for failure to file, is she being charged penalty? Submitted copy of assessment increase notice and property record card marked A, B and C with items she is confused about. The board explained that they could only review her total assessment, is she disputing that value? Stated she's disputing the increase in assessment from last year, because she doesn't understand how it was determined. Board asked if she was willing to have her property inspected by board member and Assessor's office and she agreed.

The following discussions and motions were made with regards to appeal hearings held on February 28, 2018:

1. **David J. Gesiak LLC**, personal property account.

Discussion: The board reviewed documentation supplied by Mr. Gesiak after his appeal hearing and found that he did not submit all the documents they had requested. According to the Assessor's office he has been non-compliant with their requests for information as well. The board doesn't feel they have enough information to warrant a change in assessment and furthermore, with the 2016 grand list currently under appeal in superior court, they don't want to upset the apple cart.

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Motion: David J. Gesiak LLC, personal property account, to receive NO CHANGE IN ASSESSMENT FROM 161,890. Motion made by David Anderson. Seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

The following discussions and motions were made with regards to appeal hearings held on March 3, 2018:

2. **John + Lynn Cipriano**, 27 Settlers Path.

Discussion: Reviewed assessor recommendation and photos submitted by appellants, felt request was reasonable.

Motion: John + Lynn Cipriano, 27 Settlers Path, to receive CHANGE IN ASSESSMENT FROM 280,300 TO 255,500. Motion made by David Anderson, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

3. **Joseph Rzewuski**, Personal property MV Account.

Discussion: Mr. Rzewuski plans to remove motor vehicle this year.

Motion: Joseph Rzewuski, Personal property MV Account to receive CHANGE IN ASSESSMENT FROM 6,300 TO 500. Motion made by Andrew Cournoyer, seconded by David Anderson. All in favor. Motion carried unanimously.

4. **Thomas Atkins**, Personal Property MV Account.

Discussion: Mr. Atkins plans to register motor vehicle with antique plates this year.

Motion: Thomas Atkins, Personal Property MV Account, to receive CHANGE IN ASSESSMENT FROM 14,140 TO 500. Motion made David Anderson, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

5. **Roberta Avery + Francis Zvach**, 78 Northern Blvd.

Discussion: Change in value warranted after inspection.

Motion: Roberta Avery + Francis Zvach, 78 Northern Blvd. to receive CHANGE IN ASSESSMENT FROM 252,300 TO 243,500. Motion made by Andrew Cournoyer, seconded by David Anderson. All in favor. Motion carried unaimously.

6. **Uz-Mah Development, LTD.**, 127 Old Hartford Rd.

Discussion: Construction costs exceeding expectations should not be considered.

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Motion: Uz-Mah Development, LTD., 127 Old Hartford Rd. to receive NO CHANGE IN ASSESSMENT FROM 590,500. Motion made by David Anderson, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Item # 4 on the agenda: Additions.

There were no additions.

Item #5 on the agenda: Adjourn.

Andrew Cournoyer made motion to adjourn. David Anderson seconded the motion. The motion carried unanimously and the meeting adjourned at: 12:40PM.

Respectfully,



Rochelle M. Lambert CCMA II, AAT
Clerk