



TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY BOARD OF ASSESSMENT APPEALS SPECIAL MEETING MARCH 3, 2018 MINUTES

CALL TO ORDER

The meeting was called to order at 9:03 a.m. by Chairman William Colbert
Members Present: William Colbert, Mary Ellen Kimble & James Hurlbut

APPROVAL OF MINUTES

Regular Meeting – February 21, 2018

Motion by William Colbert to approve the minutes of the regular meeting of February 21, 2018. The motion was seconded by Mary Ellen Kimble and carried.

HEARINGS

247 Painter Hill LLC – 33 Sentry Hill Rd & Washington Family Associates LLC – 57 Judds Bridge Rd

Mr. Brighenti a managing member in both LLC's was present and sworn in by Chairman Colbert. Mr. Brighenti explained that these houses are on adjoining lots and are very similar houses. He purchased 33 Sentry Hill Road in January of 2016 for a price of \$631,000 and believes that is a better indicator of the value for the two properties. Mr. Brighenti provided a nearby comparable which has been on the market for years and has yet to sell. The board agreed that a drive by the properties are required and would review the properties with the Assessor.

Susan Kapilow – 235 South St

Ms. Kapilow was not present at her hearing time but did arrive later. The board agreed to hear her appeal after the last appeal today.

Mary Ellen Kimble left the hearings at 10:00 a.m.

Michael & Sandra Zack – 380 South St

Mr. & Mrs. Zack were present and sworn in by Chairman Colbert. The Zack's are appealing the value of the land based on the abutting property owners salvage yard negative affecting their property. Mr. Zack provided pictures of the salvage yard from his property line. The Board noted that the Assessor does currently have a negative influence factor on the land because of the salvage yard. The Board would like to visit the property and will contact Mr. Zack for an appointment.

Liebowitz Family Partnership LLC – Upper Grassy Hill Rd

Mrs. Liebowitz a managing member in the LLC was present and sworn in by Chairman Colbert. Mrs. Liebowitz was appealing her property because it is 25 acres of rough, hard to access land that borders the Woodbury town line and has no road frontage. The property is under Forest Land designation and is assessed at state recommended values.

Geoffrey & Susan Purdy – Mine Hill Rd (4 Parcels)

Mr. & Mrs. Purdy were present and sworn in by Chairman Colbert. The Purdy's are appealing the assessment on a 4 lot subdivision that was done in 1975. A couple of the lots have a right of way for access that was never built and would require tree clearing and power to be run. Mr. & Mrs. Purdy provided some comparable vacant lot sales

that sold in 2017 for less than their lots are appraised at. The board agreed to review the comparables and discuss the properties with the Assessor.

Susan Kapilow – 235 South St

Mrs. Kapilow arrived for her new hearing time and was sworn in by Chairman Colbert. Mrs. Kapilow was appealing her assessment and stated that she has been over assessed since she purchased the property in December of 2002. Mrs. Kapilow referenced many similar houses and the Board agreed to review this comparables and discuss the property with the Assessor. A site visit may be required and the Board would contact Mrs. Kapilow if necessary.

ADJOURNMENT

Motion by James Hurlbut to adjourn at 11:35 a.m. the motion was seconded by Bill Colbert and carried unanimously.

Respectfully submitted,
James A. Hurlbut
James A. Hurlbut, Clerk