



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 29, 2018 MINUTES

CALL TO ORDER

The meeting was called to order at 10:01 a.m. by Chairman William Colbert.
Members Present: William Colbert & James Hurlbut

APPROVAL OF MINUTES

Special Meeting – March 27, 2018

Motion by William Colbert to approve the minutes of the regular meeting of March 27, 2018. The motion was seconded by James Hurlbut and carried.

APPEALS DECISIONS

247 Painter Hill LLC – 33 Sentry Hill Rd

Chairman Colbert and James Hurlbut drove by the property on March 27th and after reviewing the field card and it was decided this property is correctly valued. A motion was made by William Colbert and seconded by James Hurlbut to make no adjustments to 33 Sentry Hill Rd. Motion passed unanimously. The assessment will remain \$545,390. A notice of the Boards decision was sent to the property owner.

Washington Family Associates LLC – 58 Judds Bridge Rd

Chairman Colbert and James Hurlbut drove by the property on March 27th and agreed that the influence factor on the lot should be removed. A motion was made by Chairman Colbert and seconded by James Hurlbut to remove the S influence factor on the house lot, motion passed unanimously. The assessment was changed from \$636,750 to \$586,000. A notice of the Boards decision was sent to the property owner.

Susan Kapilow – 235 South St

Chairman Colbert and James Hurlbut visit the property on March 27th. After reviewing the application, field card and hearing it was decided the property was valued correctly. A motion was made by Chairman Colbert and seconded by James Hurlbut to make no adjustments to the property. Motion passed unanimously. The assessment will remain \$289,830. A notice of the Boards decision was sent to the homeowner.

Michael & Sandra Zack – 380 South St

Chairman Colbert and James Hurlbut visit the property on March 27th and observed the junkyard from Mr. Zack's backyard. After a discussion and review of the field card they agreed the influence factors already applied for the junkyard were sufficient. A motion was made by Chairman Colbert and seconded by James Hurlbut to make no adjustments to 380 South St. Motion passed unanimously. The assessment will remain \$346,360. A notice of the Boards decision was sent to the homeowner.

Liebowitz Family Partnership LLC – Upper Grassy Hill Rd

The board reviewed the application and field card. The property is currently under PA490 Forest Land designation and no adjustments would be made. James Hurlbut made a motion seconded by Bill Colbert to make no adjustments to the property, motion carried unanimously. The assessment will remain at \$4,250. A notice of the Boards decision was sent to the property owner.

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

The board reviewed the application and field cards for the four vacant parcels on Mine Hill Rd and agreed the vacancy factors in place take into account the lack of a road or electricity. Bill Colbert made a motion seconded by

James Hurlbut to make no adjustments to all four properties. Motion carried unanimously. The 2017 Grand List assessments would remain in place. A notice of the Boards decision was sent to the property owners.

Gregory P. & Audrey J. Meredith – 62 Davenport Rd

Bill Colbert and James Hurlbut visited 62 Davenport Rd on March 27th to review the property. It was noted that a miscalculation of the basement pricing was discovered and needed to be rectified. The garage size and layout was reviewed and an additional wood deck was discovered. A motion was made by Bill Colbert seconded by James Hurlbut to fix the miscalculation on the basement pricing, to adjust the basketball court condition from excellent to good, and add an 8x6 wood deck to the side of the studio/garage. Motion carried unanimously. The assessment was changed from \$1,959,010 to \$1,907,370. A notice of the Boards decision was sent to the property owner.

Susan L. & Michael G. O'Donnell - 22 High Meadow Ln

The Board reviewed the Land Records and confirmed that the property at 22 High Meadow Lane was a preexisting lot and not part of the High Meadow subdivision and should not be valued as an interior lot. James Hurlbut made a motion seconded by Bill Colbert to change the acreage for the House Lot to 3.00 acres and the remaining 2.98 acreage would be classified as excess acreage. Motion passed unanimously. The assessment was changed from \$556,730 to \$478,890. A notice of the Boards decision was sent to the homeowner.

Georgianna F. & Clement P. Jr. Passariello – 36 Bronson Mountain Rd

Bill Colbert and James Hurlbut visited Bronson Mountain Rd to review the property and neighborhood. After reviewing the field card and the property it was decided no adjustment was necessary. A motion was made by Chairman Colbert and seconded by James Hurlbut to make no adjustments to 36 Bronson Mountain Rd. Motion passed unanimously. The assessment would remain \$1,123,820. A notice of the Boards decision was sent to the property owner.

Thomas M. & Nancy E. Tafuri – 44 Tophet Rd

Bill Colbert and James Hurlbut drove by the property on March 27th and observed the business next door. A motion was made by James Hurlbut seconded by Bill Colbert to apply a -10% influence factor due to the traffic and noise from the neighboring business. Motion passed unanimously. The assessment was changed from \$574,910 to \$550,550. A notice of the Boards decision was sent to the homeowner.

Paul M. & Katherine Solomon – 268 South St

Bill Colbert and James Hurlbut visited the property at 268 South St on March 27th. After a discussion it was agreed that the SSS influence factor on the land be lowered to SS and the main house's class should be lowered from A to A-. The Cabana's condition should be lowered from average to poor and a half bath be removed. A motion was made by James Hurlbut to make these adjustments seconded by Bill Colbert, motion passed unanimously. The properties assessment was changed from \$1,506,370 to \$1,294,460. A notice of the Boards decision was sent to the property owner.

Paul M. & Katherine Solomon – 270 South St

Bill Colbert and James Hurlbut visited the property on March 27th to conduct a review. After a discussion with the Assessor it was agreed that a cathedral ceiling section of the main house needed to be accounted for. The side decks would be re-sketches and their condition lowered from good to fair. The garage does not have a kitchen or bathroom and the open porch on the back was resketched. The class of the outbuilding was lowered from C to D+ and a 2 foot overhang on the front was added on. A motion was made by James Hurlbut seconded by Bill Colbert to make the proper adjustments. Motion passed unanimously. The properties assessment was lowered from \$315,080 to \$298,660. A notice of the Boards decision was sent to the property owner.

Dolores Vecchiarelli – 37 Holmes Rd

Bill Colbert and James Hurlbut visited the property on March 27th. After a discussion it was decided the property was properly valued. A motion was made by Bill Colbert and seconded by James Hurlbut to make no adjustments to the property. Motion passed unanimously. The assessment will remain \$369,960. A notice of the Boards decision was sent to homeowner.

Dolores Vecchiarelli – 0 Holmes Rd

Bill Colbert and James Hurlbut drove by the vacant land on March 27th. After a review and discussion it was decided the property was properly valued. A motion was made by Bill Colbert and seconded by James Hurlbut to make no adjustments to the property. Motion passed unanimously. The assessment will remain \$172,130. A notice of the Boards decision was sent to property owner.

ADJOURNMENT

Motion by James Hurlbut to adjourn at 10:35 a.m. the motion was seconded by Bill Colbert and carried unanimously.

Respectfully submitted,

James A. Hurlbut

James A. Hurlbut, Clerk