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BOARD OF ASSESSMENT APPEALS

March 8, 2010

The Board of Assessment Appeals met on Monday, March 8, 2010. Members present were Stephen Palmer, Betty Richards and David Harma. The meeting was called to order at 7:00 p.m.

Adams, Stephen & Deborah – 170 Liberty Street

The Adams' submitted an appraisal. They had one for a refinancing dated May 2009. The appraisal set the value of the property at \$220,000. This is the sole reason for their appeal.

DECISION: The Board explained that the values are as of the revaluation date, October 1, 2007; not current value. The Board voted unanimously to deny the appeal.

Borges, Phyllis & DeMattia, Martha – 212 Deans Mill Road

Meredith Russell spoke on behalf of the applicants. She stated they did not know they had to file for the exemption. They feel that under 12-113 of the General Statutes the Board has the authority to grant the exemption even though the application was filed late. She also feels that the equipment should not be taxed to the applicants since they do not own the equipment; it is leased.

Lombardo, Anthony – Pauline Street

Mr. Lombardo gave the Board a prepared statement. He submitted a letter from Joe Larkin stating the property could not be developed. With the regulations pertaining to sidewalks, setbacks, there is a fire hydrant on the property and CL&P has a utility pole on the property, he does not feel he can do anything with the property.

DECISION: Since the lot is assessed as unbuildable, the Board voted unanimously to deny the petition.

Martin, Richard – Personal Property

John Roe represented Mr. Martin. He submitted a police report to prove that the personal property located at the Bayview Avenue site was stolen. He does not have any new equipment there. He is currently residing in Florida and is retired.

DECISION: The Board voted unanimously to delete the personal property account.

Armor Technology Consultants – Personal Property

John Roe appealed the assessment on his business. All he has is one Macintosh laptop which he purchased two years ago for \$500. He has no other equipment. The business is currently not earning any income.

DECISION: The Board voted unanimously to change the assessment to \$210 plus the 25% penalty for failure to file.

DiCesare, Nancy – 4 Heritage Drive

The DiCesares question the land value only. They feel that no land has sold for \$100,000 for ten years.

DECISION: The Board voted unanimously to deny the petition.

KAC Realty LLC – 19 East Main Street

Mr. Kanabis stated the building is just a shell. It would cost more to rehab the building than it would to build from scratch. Due to the zoning requirements, he can't demolish the building and still keep the density levels on the property. Per State Statute 12-64a he feels the property should just be assessed for the land with no assessment for the building. He stated the cost to redo the building is over \$500,000.

DECISION: The Board voted unanimously to deny the petition.

Chucky's Food Store – Personal Property

Mr. Mumtaz Jatoi appeared before the Board. He stated he does not own any personal property. It is all owned by CCO LLC. He took over the business in May of 2009. He reimburses the landlord for the taxes.

DECISION: The Board voted unanimously to delete the personal property account.

Warren-Shiling Family LLC – 45 Boulder Avenue

David Shiling appeared before the Board. He questioned the increase in his assessment. It was explained to him that the increase in assessment was due to the competition of the house. He had no other questions.

DECISION: The Board voted unanimously to make no changes to the assessment.

Hanken, Stephanie & Benjamin – 5 Hillside Avenue

The Assessor requested this property assessment be increased. The property was completely remodeled without permits. This was not discovered until after the grand list was signed.

DECISION: The Board voted unanimously to increase the assessment to \$135,500 and to notify the owner they may appeal the assessment on March 23, 2010 at 7 p.m.

Mr. Hansel Hartman, G. F. Lane Trustee and Robert S. Poliner, Trustee did not appear for their appointments.

The minutes for the September 19, 2009 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,



Betty Richards
Secretary