

BOARD OF ASSESSMENT APPEALS
April 12, 2011

The Board of Assessment Appeals met on Tuesday, April 12, 2011. Members present were Stephen Palmer and David Harma. The meeting was called to order at 6:57 p.m.

Fiddlers Green Club of Wethersfield Inc. – 339 River Road

This is a camp used by Sea Scouts, Girl Scouts and Boy Scouts. It's used for recreation for youth groups. The building is not the issue; it is the land value. They have .92 acres. If the new flood plan goes into effect, all of the land will be in a flood zone. They have a seven foot ledge behind the building. Their access to the property is a 700 foot easement; which is in very bad shape. This is a non-conforming lot. They made a per acres comparison with other properties. The only dock they have is a floating dock they salvaged from the reeds and anchored it for their use.

Pancier, Richard Trustee – South Broad Street

This is a 1.03 acre piece of property. The State installed a culvert onto the property. It is flooded most of the time. Attorney Panciera submitted pictures. The land is very low; there is no high ground.

Decision: The Board voted unanimously to change the assessment to \$15,300.

Pancier, Richard Trustee – Mary Hall Road

This land is mostly wet. The acreage on the subdivision was incorrect on this property. The surveyor submitted a corrected map with the correct acreage and the breakdown for wetlands and uplands.

DECISION: The Board voted unanimously to change the assessment to \$253,600.

McQuades Market Inc. – Personal Property

Mr. McQuade explained that the personal property declaration was submitted including the solar equipment. This equipment is taxed under the real estate and has a solar exemption. He explained the difference in the figures is the amount of the state incentives for installing the equipment.

Grimes, Samuel – North Water Street

Attorney Trebissacci represented Mr. Grimes. They feel lots 3 and 4 should be merged. They compared their situation to Mr. Mendonca at map 100 block 11 lot 10. This is a substandard lot.

Decision: The Board voted unanimously to change the assessment to \$23,500.

Sanborn, Dawn – 1994 Toyota Camry

Ms. Sanborn donated the vehicle to Red Cross on February 15, 2011. She didn't realize the breaks did not work when she purchased the vehicle. It had a smashed windshield and was a rust bucket. She paid \$200 for the vehicle.

Decision: The Board voted unanimously to change the assessment to \$140 on the 2009 Motor Vehicle Supplement and the 2010 Grand List.

Hansen, Alison & Holcomb, Terence – 345 North Anguilla Road

Mr. Holcomb recently purchased the house for \$337,000. The house was not complete at the time of sale. Some electrical had not been completed, there were no gutters on the house and there were issues with railings that needed to be installed for safety issues. He submitted his appraisal from the purchase of the property.

New Harmony Therapeutic Massage & Somatic Body Work – Personal Property

Ms. Watkins submitted a corrected personal property declaration. She did not understand how to fill out the form. She bought new equipment this year. She filed one day late.

Decision: The Board voted unanimously to change the assessment to \$4,552 with a late filing penalty of \$1,138.

Olmstead, Timothy – Personal Property

Mr. Olmstead questioned why he received a penalty. It was explained to him that his form was filed late. After the explanation, Mr. Olmstead understood and has no problem with the penalty.

Decision: The Board voted unanimously to take no action on this petition.

Brownopoly – Personal Property

Mr. Connelly completed his personal property declaration and submitted it to the Board. He only has a computer. He is in college.

Decision: The Board voted unanimously to change the assessment to \$210 plus the \$53 non-filing penalty.

Stanton, James – 8 Pequotsepos Center Road

Mr. Stanton has had this house for sale for two years. He has reduced the price three times. He feels he may get \$320,000 after realtor costs. The house is not good in this market; it is a two bedroom and does not have enough baths. A portion of the lot is not useable. He said he does not have hydro air heat just hot air. He feels the house should be listed as a 1 ¾ story not a 2 story. He compared the house to 8 & 10 School House Road for the story height.

Jones, David & Pamela – 7 Ash Street

They submitted a 2010 appraisal prepared for a refinance. They also submitted a May 2007 appraisal. They compared their house to the house next door. Next door has deep water; they have mud. The neighbor has a better view. The Jones property is stuck in a corner and has a lot of flooding. They have no dock. The next door neighbor

put in a new septic system and it is very unpleasant when the truck comes to pump the septic tank.

Buffum, Charles – Riverside Drive

This property is mostly tidal marsh; many high tides it is under water. They submitted a letter from Joe Larkin stating that to build they would need a variance.

Decision: The Board voted unanimously to change the assessment to \$21,900.

Conlon, Stephen & Karen – 26 Cedar Grove Lane

The Conlons' received the certificate of occupancy in September 2010. They compared their house to 6 Kim Court. Kim Court is in a proven development while their development only has a few houses built. Their house has less square footage.

137 Elm LLC – 135-137 Elm Street

Attorney Nick Kepple feels the value of this property is too high. He submitted two appraisals; one dated 2008 and one 2010. He feels the difference in the appraisals shows the trend of the values dropping. He feels the original 2007 value was too high.

CIT Communications Finance Corp. and CIT Technology Finance Corp did not appear for their appointment.

The minutes for the September 18, 2010 meeting were accepted as read.

There being no further business, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,



Betty Richards
Secretary