

**BOARD OF ASSESSMENT APPEALS**  
**March 6, 2012**

The Board of Assessment Appeals met on Tuesday, March 6, 2012. Members present were Stephen Palmer, David Harma, and Tom Reynolds. The meeting was called to order at 7:02 p.m.

The following appeals were heard:

**David Bradley – 12 Chesebro Lane**

Mr. Bradley stated the taxes on the excess acreage portion of his land is too high; the land has no value and is worthless. He stated he cannot sell it. He does not have access to the water and his property now is in a flood plain. He maintains the pentway at a cost of approximately \$1000 a year.

**Dorotea Abele – 3 Front Street**

Ms. Abele recently tried to sell the property. She submitted a letter dated August 2011 as to value of property. The sewer plant property has fenced in the area and it is now used as a dog park. The Board explained the assessment date is October 2007.

**Lori Bartinik – 45 Pequot Court**

Ms. Bartinik submitted an amended petition elaborating on her arguments. She stated she only has three bedrooms. The so called fourth bedroom has no closet. Her pool has a plastic liner and is not a gunite pool. She paid \$675,000 for the property in 2010. She compared her land values to several properties.

**Andrew & Melissa Wielblad – 200 Wamphassuc Rd.**

Attorney Camassar appeared for the Wielblads. This property closed January of 2012 and they paid \$975,000. A November 2011 appraisal stated the value of the property was \$995,000. In 2005 the property sold for \$1,612,500. This property has a 100 foot wetland setback and a water view.

**D. Steele Properties LLC – 197 Mechanic Street**

Beth and Dave Steele appeared for the appeal. Their issue is with the Income and Expense penalty. They never received the form or the reminder post cards. They purchased the property in 2010; they can only provide three months of information. They submitted the form to the Board. They are a sales and service business with very little income from rental of slips. They feel they are not required to file because they did not own the property on the assessment date of October 1, 2007. They cited PJM & Asso. Vs Bridgeport, which is a 2007 court case and Redding Life Care vs. Redding.

**Thomas Williams – 87 Prentice Williams Road**

Mr. Williams was charged for a full basement when he only has crawl space. The error goes back to 2007. It has been corrected for the 2011 grand list. This same error happened to two other houses on the street. McCabe is one such mistake. He also stated that Bruce Williams at 109 Prentice Williams Road has a full basement and is running a business out of the house. The Board explained that cannot correct any prior years.

Benny Duverge – Personal Property

Mr. Duverge purchases vehicles at auction, cleans them up and does minor repairs and oil changes, then sells them. He has tools to do repairs, vacuums for cleaning and such equipment. The process of filing the personal property was explained to him.

Eco Development LLC – Personal Property

Mr. Attila Keller appeared before the Board. He stated that the LLC was created to buy land only. They own no equipment and the LLC was dissolved December 31, 2011.

Richard Fiore – 116 South Broad Street

Mr. Fiore feels he should not have to file an Income & Expense Report. His property only has three apartments and one is owner occupied. The commercial area of the building is unfinished. He does not feel he should be charged a penalty for not filing a form he does not feel he is not required to file.

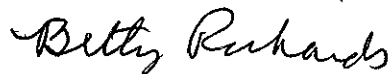
Tomas Gates – 9 Dawley Drive

Mr. Gates purchased the property and has an appraised value of \$495,000. He compared his property with 441 Wheeler Road and 107 Cove Road. The information on his card is correct.

Nancy D'Estang and Formosa Yacht Club did not appear for their appointments.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Betty Richards  
Secretary