

**BOARD OF ASSESSMENT APPEALS**  
**March 9, 2012**

The Board of Assessment Appeals met on Friday, March 9, 2012. Members present were Stephen Palmer, David Harma, Betty Richards and Tom Reynolds. The meeting was called to order at 7:03 p.m.

The following appeals were heard:

**Sablewood Properties LLC – Personal Property**

Dan Russ, member of Sablewood Properties and Joel Lamphere, Rhode Island contractor, appeared before the Board. The heavy equipment is owned by Mr. Lamphere. None of the equipment was at the site for three months. Equipment was brought to the site for a few days then left and if necessary brought back to work periodically. The first piece of equipment was brought to the site August 7<sup>th</sup> per Mr. Lamphere. Sablewood Properties is run by Mr. Russ. He works out of his truck with a cell phone.

Decision: The Board voted unanimously to reduce the assessment to \$180 plus non-filing penalty of \$45.

**Shizzlr Inc – Personal Property**

Keith Bessette appeared before the Board. The office for this business is in New Haven. He pays property tax in New Haven. He submitted a copy of the lease and workmen's compensation paperwork.

Decision: The Board voted unanimously to delete this account.

**Dawn Sanborn – 2007 Hyundai Sante Fe**

Ms. Sanborn stated that when she bought the vehicle the air bags and seatbelts didn't work. She had to pay to fix this along with a tune up and new tires. It still needs two new tires and a new sway arm. The vehicle has 85,000 to 86,000 miles. She paid \$15,400 for the vehicle and feels she was cheated. They gave her a false car fax report. The visor is broken; there is a Kool Aid stain on the carpet which someone tried to clean with bleach and it made a stain. She feels she could probably sell the vehicle for \$6,000.

Decision: The Board voted unanimously to change the assessment on the 2010 Supplemental List to \$10,015 and to change the 2011 Motor Vehicle list to \$9,960.

**Shoreline Segway – Personal Property**

Richard and Eileen Petrillo appeared before the Board. They operate their business out of Guilford. The Chamber of Commerce allows them to use the depot as a staging area; they only used this about nine times last year. They do not pay rent to the Chamber. They submitted a copy of the Guilford tax bill for the personal property of the business.

Decision: The Board voted unanimously to delete this account.

Michael Wall – 82 Old North Road

Mr. Wall purchased .46 acres in 2005 for \$350,000. 80 Old North Road purchased in 2005 for \$350,000 and is assessed \$226,900. 64 Old North Road purchased in 2006 for \$363,000 and is assessed \$226,200. He is assessed higher and does not feel this is fair. His view is less than the neighbors; he submitted pictures. His neighbor on the left pays more than him but has a better view. He does not want to cause his neighbors assessments to go up but he does not feel he should be paying more.

Peter Serafin – 5 & 7 Open Way

Mr. Serafin does not feel the Town understands the difference between a cottage and a residence. His is rental property and the taxes are too high. He only receives \$1,040 per week of rental for a ten week season. For the year 2009 he had a net loss of \$5,166. He only has an income of \$20,100 and 49% goes to taxes.

Decision: The Board voted unanimously to deny the petition.

James Stanton – 8 Pequotsepos Center Road

Mr. Stanton has been trying to sell this property. He has dropped the price several times. It is currently off the market and rented for \$1,850 per month. The land has lots of ledge and some wetlands. He has a gambrel roof and does not have a hydro air heating system. He submitted comparisons.

Decision: The Board voted to deny the petition citing Connecticut State Statute 12-111.

Studio A Hair Salon – Personal Property

Ashley Turano and Alayna Urbowicz appeared before the Board. They submitted figures and pictures of their salon for their personal property. The filing requirements were explained to them.

Robert Sundman – 23 Timber Ridge Road

Mr. Sundman purchased property in September of 2011 for \$400,000. It was on the market since 2007. He has a septic system. The house is listed above average. The house has a lot of deferred maintenance. Interior sheetrock shows imperfections and the doors don't close fully. The central air is non functional. The front yard has a gas line easement through it. The backyard has a steep slope which limits use.

James Davis & Sandra Chen-Davis – 220 Wamphassuc Road

This property was on the market for two years and they only had two offers before they purchased the property. They feel the property is over assessed.

Donald Vail – 21 Main Street

Mr. Vail had a bank appraisal done dated January 2012 with a value of \$1,050,000. There is central air conditioning only on the first floor. The neighbor planted trees and built a garage that blocks the view from the first floor. Mr. Vail submitted an analysis on sales before the 2007 revaluation compared to sales after the 2007 revaluation. He feels he is being penalized for what he paid for his house.

Gary Vacca Building Contractor – Personal Property

Mr. Vacca is appealing the ruling that the dust collector is not manufacturing equipment and subject to an exemption. This equipment is attached to manufacturing equipment and is essential to the manufacturing process. The previous dust collection equipment was exempted by the State. He submitted pictures.

The minutes for the September 24, 2011 and the March 6, 2012 meetings were accepted as read.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Betty Richards".

Betty Richards  
Secretary