

BOARD OF ASSESSMENT APPEALS MINUTES

TOWN OF Wilmington

DATE: 3/16/09

Called to order at (time) 7:00 p.m. by Ed Taiman Chairman.

Members present: Ed Taiman, Carol Parizek & Greg Thompson

The minutes of the last meeting were read. A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to accept the minutes as presented. Motion passed.

OLD AND NEW BUSINESS

APPEAL OF: James & Diane Bulick, 12 Laurel Dr. ADJUSTMENT: (+/-)\$ - 11,770

REASON: Best comparison to similar home warrants reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Richard Mueller 5 Common Road ADJUSTMENT: (+/-)\$ -13,470

REASON: Condition of home & location warrants reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Lisa Kennerdine 7 Doratzak ADJUSTMENT: (+/-)\$ 0.00

REASON: 89 Potter School Rd → \$0.00

Failure to appear

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - Map/Lot 3864 ADJUSTMENT: (+/-)\$ -10,000

REASON: Not full size buildable lot

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - River Road ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison <sup>River Rd.</sup> Map/Lot 4853 ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - River Rd, Map/Lot <sup>4854</sup> ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified

Members in favor: 3

Members opposed: 0

APPEAL OF: Hugh McQuaid - Palster Road ADJUSTMENT: (+/-)\$ -45,690

REASON: Building lot not approved building lot.

Members in favor: 3

Members opposed: 0

APPEAL OF: Erin Sepe, 175 Turnpike ADJUSTMENT: (+/-)\$ -16,480

REASON: Appraisal warrants some reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Heidi ~~Zelinka~~ Zelonka, 33 Barker-2E ADJUSTMENT: (+/-)\$ -6,540

REASON: Actual square footage warrants reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - Map/Lot 3852 ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified - Ruby Road frontage.

Members in favor: 3

Members opposed: 0

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OLD AND NEW BUSINESS

APPEAL OF: Ran & Lori Koehler, 41 st. Moritz ADJUSTMENT: (+/-)\$ 0.00

REASON: Town value justified.

Members in favor: 3

Members opposed: 0

APPEAL OF: Linda Miner 14 Navratil ADJUSTMENT: (+/-)\$ -22,330

REASON: Condition of home warrants reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Elizabeth George Marco, 65 Balaz Rd. ADJUSTMENT: (+/-)\$ -52,820

REASON: House only has 2 bedrooms, limits ~~sales~~ market

Members in favor: 3

Members opposed: 0

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OLD AND NEW BUSINESS

APPEAL OF: Rudolf Fauretti, 40 Boston Turnpike ADJUSTMENT: (+/-)\$ 0.00

REASON: Denied. "Lot" never subdivided.

Members in favor: \$ 2

Members opposed: 0, 1 abstain

APPEAL OF: Rudolf Fauretti, 82 Miller Farms ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's value justified.

Members in favor: 3

Members opposed: 0

APPEAL OF: James Hallisey, 63 Schofield Rd. #40 ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's value justified

Members in favor: 3

Members opposed: 0

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### OLD AND NEW BUSINESS

APPEAL OF: Ricciardone Enterprises - 39 Adamec Rd ADJUSTMENT: (+/-)\$ -17,200

REASON: Economic variables as of 10/1/08 warrant reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Meidong Wang 39 Timber ADJUSTMENT: (+/-)\$ -23,060

REASON: House has elec heat, no chimney, need new roof.

Members in favor: 3

Members opposed: 0

APPEAL OF: Charles Wiggins 222 Willington Hill Rd ADJUSTMENT: (+/-)\$ -22,680

REASON: Appraisal info provided by supports reduction.

Members in favor: 3

Members opposed: 0

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OLD AND NEW BUSINESS

APPEAL OF: Steve & Jane Sutcliffe - 245 Tolland Tpk ADJUSTMENT: (+/-) \$ - 57,210

REASON: Overall condition & location warrant reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Nedžad Skopić 60 Boston Tpk ADJUSTMENT: (+/-) \$ - 32,250

REASON: Location & comparative properties warrant reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Barbara & Steven King, 222 Moose Meadow ADJUSTMENT: (+/-) \$ 0.00

REASON: Appraisal supports Town's valuation.

Members in favor: 3

Members opposed: 0

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OLD AND NEW BUSINESS

APPEAL OF: Jeff Prusak - 57 Schofield ADJUSTMENT: (+ / -) \$ -10,000

REASON: Garage unfinished.

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Members in favor: 3

Members opposed: 0

APPEAL OF: Ed O'Agaba ADJUSTMENT: (+ / -) \$ -20,000

REASON: Appraisal supplied

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Members in favor: 3

Members opposed: 0

APPEAL OF: Matt Ellis - River Road ADJUSTMENT: (+ / -) \$ -39,480

REASON: Part swamp, poor location.

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Members in favor: 3

Members opposed: 0



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OLD AND NEW BUSINESS

APPEAL OF: Larry Becker - River Road ADJUSTMENT: (+ / - )\$ 0.00

REASON: appeal denied

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Members in favor: 3

Members opposed: 0

APPEAL OF: David Bland ADJUSTMENT: (+ / - )\$ 0.00

REASON: Appeal denied

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Members in favor: 3

Members opposed: 0

APPEAL OF: Charles Gill - 12 Nipmuck Rd. ADJUSTMENT: (+ / - )\$ 0.00

REASON: Value justified.

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Members in favor: 3

Members opposed: 0

APPEAL OF: Lisa Kuhns, 165 River Road ADJUSTMENT: (+/-)\$ 0.00

REASON: No show

Members in favor: 3

Members opposed: 0

APPEAL OF: Brenda Van 33-6B Baxter Rd. ADJUSTMENT: (+/-)\$ 0.00

REASON: No show

Members in favor: 3

Members opposed: 0

APPEAL OF: Robert & Jacqueline Stewart ADJUSTMENT: (+/-)\$ 0.00  
58 Latham

REASON: No show

Members in favor: 3

Members opposed: 0

APPEAL OF: Steven & Kim Vera, 28 Laurel Dr. ADJUSTMENT: (+/-)\$ -10,000

REASON: Water damage to home.

Members in favor: 3

Members opposed: 0

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## OLD AND NEW BUSINESS

APPEAL OF: Matt Ellis - 112 Willington Hill Rd ADJUSTMENT: (+/-)\$ - 46,000

REASON: Condition of house warrants reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Barbara Fabis 326 Tolland Tpk- ADJUSTMENT: (+/-)\$ 0.00

REASON: Failure to appear

Members in favor: 3

Members opposed: 0

APPEAL OF: ~~Barbara Fabis~~ Gail Schoppmann ADJUSTMENT: (+/-)\$ - 7630.00

REASON: Info provided warrants reduction  
48 Cowles Road

Members in favor: 3

Members opposed: 0

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## OLD AND NEW BUSINESS

APPEAL OF: Gary & Rose Michalec, 118 Michalec Rd ADJUSTMENT: (+/-)\$ -5,000

REASON: Condition of home.

Members in favor: 3

Members opposed: 0

APPEAL OF: Ed & Lynn Shea - 61 Dalesville Rd ADJUSTMENT: (+/-)\$ -65,000

REASON: House overvalued, dirt driveway, <sup>no garage</sup> warrant reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Merritt & Robin Knight, 365 River Road ADJUSTMENT: (+/-)\$ 0.00

REASON: ~~High~~ No valid basis for reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Merritt & Robin Knight - 4 George Dr. ADJUSTMENT: (+/-)\$ -17,520

REASON: Noise factors from adjacent RR & Becker Constaction  
operation warrant reduction.

Members in favor: 3

Members opposed: 0

APPEAL OF: Merritt & ~~Rob~~ Linda Knight, 377 River ADJUSTMENT: (+/-)\$ 11,600  
Road

REASON: Contaminated well.

Members in favor: 3

Members opposed: 0

APPEAL OF: Merritt & Robin Knight, 383 River ADJUSTMENT: (+/-)\$ -24,350

REASON: Location.

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - 32 Hancock ADJUSTMENT: (+/-)\$ -43,000

REASON: Condition of home warrants reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: Dwayne + Laura Gilbert ADJUSTMENT: (+/-)\$ -36,700

REASON: Comparable properties warrants reduction

Members in favor: 3

Members opposed: 0

APPEAL OF: DeSiato Sand #4815 ADJUSTMENT: (+/-)\$ -38,750

REASON: Unbuildable, across RR tracks, no access.

~~APPEAL~~ -

Members in favor: 3

Members opposed: 0

APPEAL OF: DeSiato Sand #4816 ADJUSTMENT: (+/-)\$ -18,000

REASON: Presence of wetlands

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - 33 Hancock Rd. ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified

Members in favor: 3

Members opposed: 0

APPEAL OF: Margaret Harrison - Rwa Rd, Mablet - 4835 ADJUSTMENT: (+/-)\$ 0.00

REASON: Town's values justified

Members in favor: 3

Members opposed: 0

APPEAL OF: Kenneth Farber ADJUSTMENT: (+/-)\$ 0.00

REASON: Appeal does not concern value of land, but rather method of calculating taxes.

Members in favor: 3

Members opposed: 0

APPEAL OF: \_\_\_\_\_ ADJUSTMENT: (+/-)\$ \_\_\_\_\_

REASON: \_\_\_\_\_

Members in favor: \_\_\_\_\_

Members opposed: \_\_\_\_\_

APPEAL OF: \_\_\_\_\_ ADJUSTMENT: (+/-)\$ \_\_\_\_\_

REASON: \_\_\_\_\_

Members in favor: \_\_\_\_\_

Members opposed: \_\_\_\_\_