

**Town of Montville Board of Assessment Appeals
Notice of Special Meeting
Tuesday, March 22, 2011 – 1:00 p.m.
Town Council Chambers**

Notice is hereby given that the Town of Montville Board of Assessment Appeals will conduct a special meeting on Tuesday, March 22, 2011 at 1:00 p.m. in the Montville Town Hall in Council Chambers.

1. Call to Order

Chairman Jones called the special meeting to order at 1:00 p.m.

2. Roll Call

Present were Board Members Jones, Mattson and Wilson.

3. To consider and act on a motion to act on appeals brought to the Board of Assessment Appeals regarding personal property and real estate for the Grand List of October 1 2010 and heard on Monday, March 14, 2011, Tuesday, March 15, 2011, Thursday, March 17, 2011 and Saturday, March 19, 2011.

Motion made by Board Member Wilson, seconded by Board Member Mattson to act on the appeals, discussion, none, voice vote, 3-0, all in favor, motion carried.

1003 Route 163, appeal of Paul and Johann Chase, motion made by Board Member Wilson, seconded by Board Member Mattson to deny the appeal based on the property owners have been given relief in the past for consideration of the age and disrepair of the structure and the Board does not feel it can adjust the property more than it has already allowed. Discussion, none, voice vote, 3-0, all in favor. Appeal denied.

1041 East Lake Road, appeal of Gene and Dawn Chaudé, motion made by Board Member Wilson, seconded by Board Member Jones to deny the appeal because the property owner expanded the property without proper permits and would not allow a site inspection of the property and therefore will be assessed as a full basement area. Discussion, none, voice vote, 3-0 all in favor. Appeal denied.

Old Colchester Road, Map 9, Lot 16, appeal of Ronald G. & Susan W. Stotts, motion made by Board Member Wilson, seconded by Board Member Jones to grant the appeal and reduce the assessment to zero. Discussion; the property owner submitted documentation to the Board as requested indicating he pays taxes on the trailer he placed on his vacant lot in Montville in his home town of Waterford, CT. Voice vote, 3-0, all in favor, motion carried. Appeal granted.

5 Leisure Drive, appeal of Edward Gagnon, motion made by Board Member Wilson, seconded by Board Member Mattson to deny the appeal as it is unjustified as property value is in line with neighboring values. Discussion, Mr. Wilson indicated Mr. Gagnon did not have a valid reason for requesting a reduced assessment of his property, voice vote, 3-0, all in favor, motion carried. Appeal denied.

20 Evergreen Lane, Keith and Deborah Eves, motion made by Board Member Wilson, seconded by Board Member Jones to deny the appeal due to the home having a finished basement with living area and it must be assessed as such. Discussion, none, voice vote, 3-0, all in favor, motion carried. Appeal denied.

2227 Route 32, Patti Jean Fraser, personal property appeal. Motion made by Board Member Wilson, seconded by Board Member Mattson to deny the appeal. The property owner acknowledged a technical mistake on her part. Voice vote, 3-0, all in favor, motion carried. Appeal denied.

2227 Route 32, Patti Jean Fraser, real estate property appeal. Motion made by Board Member Wilson, seconded by Board Member Mattson to grant the appeal and to reduce the assessment by one hundred thousand dollars to bring it in line with surrounding properties. Discussion, Board Member Jones stated she is not in favor of giving such a large reduction in the assessment because the property is prime commercial real estate and there was an increase in market value October of 2006 and the buildings are valued minimally as they are. Voice vote, 2-1, voting in favor were Board Members Wilson and Mattson, voting in opposition was Board Member Jones. The new assessment for the land is \$317,600 and the building assessment will remain as is at \$24,160.

627 Route 82, KPS, Inc. appeal of Thomas Chiarella. Motion made by Board Member Jones, seconded by Board Member Wilson to deny the appeal based on the fact the Board does not have the authority to waive the ten percent penalty assessed for failure to submit information as required to the Assessor. Discussion, none, voice vote, 3-0, all in favor, motion carried. Appeal denied.

867 Raymond Hill Road, appeal of David and Donna Coggeshall. Motion made by Board Member Wilson, seconded by Board Member Mattson to grant the appeal and to reduce the property assessment in the amount of \$595. Discussion, Board Member Wilson stated the property owner did not submit a declaration for the unregistered car parked in the yard to the Assessor and the property was cited for blight. The owner's son sent in a letter stating he owned the car and he has since had it towed but did not produce documentation to the Board, voice vote, 3-0, all in favor. Appeal granted.

581 Route 163, appeal of James Morosky. Motion made by Board Member Wilson, seconded by Board Member Jones to deny the appeal because the property assessment already reflects a reduced rate for the unusable wetlands areas. The Board pointed this out to the homeowners who were unaware they already had a reduced rate. Discussion, none, voice vote, 3-0, all in favor. Appeal denied.

547 Old Colchester Road, appeal of Pachiodo Family Trust, Francis Pachiodo, agent. Motion made by Board Member Wilson, seconded by Board Member Jones to deny the appeal because the property value is in line with and comparable to properties assessed in this area and the assessment is in line with 2006 values. Voice vote, 3-0, all in favor, motion carried. Appeal denied.

100 Woodland Drive, appeal of Ada and Morduch Tyles. Motion made by Board Member Jones, seconded by Board Member Wilson to deny the appeal because the property owners did not attend a hearing. Voice vote, 3-0, all in favor, motion carried. Appeal denied.

122 Richard Brown Drive, appeal of Cui Li yang. Motion made by Board Member Wilson, seconded by Board Member Jones to deny the appeal because the property value is in line with comparable properties in this area. Discussion, Board Member Jones stated the homeowners are aware there is a revaluation going on now and they were informed they can appeal the new assessment if they are unhappy with it, voice vote, 3-0, all in favor, motion carried. Appeal denied.

1495 Route 85, personal property appeal of Peter Crizer, At Peace Massage. Motion made by Board Member Wilson, seconded by Board Member Mattson to grant the appeal and reduce the assessment in the amount of fourteen thousand dollars based on the property owner's final estimate of property value and to include the twenty five percent penalty for not filing a personal property declaration. Discussion, Board Member Jones stated she is not in favor of granting the appeal because the property owner submitted an original list of property valued at thirteen thousand and then submitted another stating value of five thousand and there is no way of telling how much the property is worth. The business has since moved to Waterford. Voice vote, 2-1, voting in favor of granting the assessment reduction were Board Members Wilson and Mattson. Voting in opposition was Board Member Jones. Appeal granted.

4. Adjournment

Motion made by Board Member Wilson, seconded by Board Member Mattson to adjourn the special meeting at 2:15 p.m. Discussion, none, voice vote, 3-0, all in favor, motion carried. Meeting adjourned.

Respectfully Submitted:

Audrey Ulmer, Recording Secretary for the Town of Montville