



Town of Montville Board of Assessment Appeals Regular Meeting Minutes  
Saturday, March 14, 2015

5. To consider and act on a motion to hear appeals brought to the Board of Assessment Appeals regarding personal property and real estate for the Grand List of October 1, 2014.

**Personal Property Appeal of David Hickey, Thomas G. Faria Corporation, for property located at 385 Route 32, Account #F4017800**

Chairman Pike stated that Mr. David Hickey, Thomas G. Faria Corporation, whom the Board agreed to meet with and receive the necessary documentation to support his appeal, will be unable to do so given the limited timeframe.

**Real Estate Appeal of Xiu Mei Lu for property located at 1100 Route 32, Account #J0448500**

Steve and Eric Chen were sworn in by Board Member Chase. The Appellants are seeking a reduction of the appraised value of the property from \$832,500.00 to \$700,000.00 as appraised by Eastern Savings Bank in June 2014 and for which the property was purchased by the Appellant in September 2014. The current total annual income received on the property by the existing tenants is \$111,840.00. Those tenants whose leases have expired are currently renting their respective space on a month-to-month basis. The Appellant verified the accuracy of the information regarding the income and leases on the property as verbally stated and stated that no changes have been made.

**Personal Property Appeal of Jo Michaelson, Montville Veterinary Associates, for property located at 907-B Route 32, Account #Z7052**

Jo Michaelson was sworn in by Board Member Chase. Dr. Michaelson is seeking a reduction of \$11,630.000 in the valuation of personal property due to a clerical error. She noted that two bookkeeping/accounting errors were made in their declaration for the years 2013 and 2014, respectively. In 2013, a piece of equipment was overlooked and declared in 2014. In 2014, the bookkeeper entered a piece of new equipment, which was acquired in 2014, twice. The item was entered by the accountant, accordingly, resulting in the double taxation of the item.

**Personal Property Appeal of Hyman Companies, Landau N, for property located at One Mohegan Sun Boulevard Account #L2001131**

Hyman Companies was not present for their Appeal.

**Personal Property Appeal of Matthew Kobyluck, Kobyluck Sand & Gravel, Inc., 170 Oxoboxo Dam Road, Account #K4026500**

Matthew Kobyluck was sworn in by Board Member Chase. Mr. Kobyluck is seeking a manufacturing exemption. He stated that, though they have submitted their Personal Property Declaration Form, Manufacturer's Exemption Declaration of Personal Property Affidavit, and Manufacturing Machinery Exemption Claim, the credits do not appear to have been considered by the Tax Assessor's office. He confirmed that the equipment is utilized in their manufacturing process. While he is unsure as to whether the Planning & Zoning Department

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recognizes the company as a manufacturing entity, he stated that the company is recognized as such by both the Federal and State Governments. In addition, the property has always been used in the manufacturing process, having been a gravel pit since 1980 and having received the exemption since 1985 when the business came into existence. Furthermore, he believed that the exemption is received by the State rather than a Town for which the Town is later reimbursed. Questioned about the large difference in his personal property assessment from the previous year, he stated that equipment is utilized in various municipalities and is claimed accordingly.

Board Member Chase departed from the meeting to attend a funeral.

**Personal Property Appeal for Simos Fatiodis, Japan Karate Association of Montville, for property located at 1242 Old Colchester Road, Account #K2005006**

Andrew Bakoledis was sworn in by Chairman Pike. Mr. Bakoledis is seeking a reduction in his personal property assessment from \$8,200.00 to \$3,567.00 and submitted his Personal Property Declaration Form. Because the previously provided information listing his personal property and that which is indicated on the Declaration Form does not coincide, it was requested that he review the list(s), make any necessary corrections, and turn in both the List and the Form to the Town Assessor's office prior to the Board's deliberation on Wednesday, March 18.

**Real Estate Appeal of Andrew Bakoledis for property located at 60 Pheasant Run, Account #O9900035**

Mr. Bakoledis is seeking a reduction in the appraised value of his property from \$305,980.00 to \$240,000.00 based upon erroneous information noted on the Vision Property Card, which indicates that the basement is finished (assessed at \$10,000.00) and the home contains three (3) bathrooms. Due to costs and other issues, the basement was never completed. In addition, the home contains two (2) rather than three (3) bathrooms.

**Real Estate Appeal of Leo and Mary Archambault for property located at 641 Route 32, Account #C9500006**

Leo Archambault was sworn in by Chairman Pike. Mr. Archambault is appealing the 10% penalty fee for the late filing his income and expense report. He provided the background and history of his dealings with the owners of Dunkin' Donuts, which is located on his property, the inadequate service he is receiving from the Post Office, and personal issues, which resulted in the delayed receipt of the notice from the Town. His tax bills have always been paid in advance of their due dates.

5. Adjournment

Motion made by Board Member Gwudz, seconded by Chairman Pike, to adjourn the meeting at 12:24 p.m. Voice vote, 2-0, all in favor. Meeting adjourned.

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town of Montville