

Town of Montville Board of Assessment Appeals
Regular Meeting Minutes
Tuesday, April 10, 2012 – 6:00 p.m.
Room 203 – Town Hall

Property Owners in the Town of Montville are hereby notified that the Board of Assessment Appeals will meet during the month of April at Town Hall for the sole purpose of hearing appeals related to assessments of **Real Estate**, and **Personal Property** for the October 1, 2011 Grand List as well as the 2010 **Supplemental Motor Vehicle** assessments.

All persons wishing to appeal their assessments on the **Grand List of October 1, 2011** are required to submit an appeal form by **MARCH 20, 2012**. Appeal forms are available in the Assessor's office or on the Town of Montville website at www.townofmontville.org. For further information, call 860-848-3030 X374.

Hearings will be held by appointment on the following dates:

Tuesday –April 10, 2012	6:00 p.m.
Wednesday- April 11, 2012	6:00 p.m.
Thursday-April 12, 2012	6:00 p.m.
Saturday –April 14, 2012	9:00 a.m.

The meetings of April 10th, 11th and 14th will be held in Room 203 and the meeting of April 12th will be held in Room 102.

Ann Mattson, Chairman Board of Assessment Appeals.

1. Call to Order

Chairperson Mattson called the regular meeting of the Board of Assessment Appeals to order at 6:00 p.m. after establishing a quorum.

2. Roll Call

Present were Board Members Geary, Wilson, Mattson and Pike (alternate). Also present was Town Assessor, Lucy Beit.

3. Approval of the meeting minutes of;

- a. the special meeting of March 22, 2011;

- b. the special meeting of March 23, 2011;
- c. the regular meeting of March 16, 2011;
- d. the regular meeting of March 17, 2011;
- e. the regular meeting of March 18, 2011;
- f. the regular meeting of March 20, 2011;
- g. the regular meeting of March 22, 2011

Motion made by Board Member Wilson, seconded by Board Member Mattson to approve the meeting minutes depicted in agenda item 3 (a-g) as submitted, discussion, none, voice vote, 2-0-1 (Board Member Geary abstained as he was not present at the meetings).
Motion carried, meeting minutes approved.

- h. the special meeting of December 13, 2011 and
- i. the special meeting minutes of April 5, 2012.

Motion made by Board Member Geary, seconded by Board Member Wilson to approve the meeting minutes of December 13, 2011 and April 4, 2012. Discussion, none, voice vote, 3-0, all in favor, motion carried.

4. 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 2011.

Motion made by Board Member Wilson, seconded by Board Member Geary, discussion, none, voice vote, 3-0, all in favor, motion carried.

Appeal of Lois and Gladys Bond for property located at Woodchuck Road, Account #W0199900. Board Member Wilson swore in Mr. Steven Bond, acting as agent for his parents, Lois and Gladys Bond. Mr. Bond stated the property is owned by his parents and the parcel in question on Woodchuck Road contains four hundred and eleven acres and is currently designated and assessed under forestry. There is a dispute regarding the number of acres currently being used for the gravel operation which is not allowable under the Forestry Guidelines and the property owners have hired a certified Forester to re-designate and document the forested areas and exact acreage. This report will be submitted to the Assessor's office no later than next week at which time the Board can make a determination of the assessment based on the report.

Appeal of Mr. Ed Demuzzio for property located at 280 Leffingwell Road, #3, Account #C2008001. Board Member Wilson swore Mr. Demuzzio in for the record. He began by stating his mobile home is being assessed as a 2008 model when it is actually a 1989 Skyline model with two bedrooms and one bathroom. He currently has the trailer on the market for twenty three thousand nine hundred dollars. He believes the assessment is higher than it should be because of the mistake in the year of the trailer and requested it

reduced to twenty three thousand dollars from the forty eight thousand dollars it is now. Board Member Mattson stated by law the mobile homes are considered real estate and when a trailer is put on the lot a conveyance of title must be filed with the Town Clerk on the land records. This was not done in this case and therefore the Assessor's office had to guess regarding the year and assessment of the trailer. She suggested Mr. Demuzzio file the proper paperwork with the Town Clerk so that an accurate assessment can be made to the property.

Appeal of Robert and Phyllis Chester for property located at 19 Looking Glass Circle. Account #I2008004. Board Member Wilson swore Mr. and Mrs. Chester for the record. Mrs. Chester stated they believe the assessment on their property is too high and requested it be reduced to one hundred and eighty eight thousand dollars. She submitted a revised assessment from the revaluation company for the Board to review. The Board referred to the sales book for comparable properties in this neighborhood and the assessment seems to be comparable.

Appeal of Mr. David Yoselevsky for property located at 598 Route 163. Board Member Wilson swore Mr. Yoselevsky in for the record. Mr. Yoselevsky stated the property is open land and the property has not been altered or developed to cause an increase in the property value. He explained the lot next door to this one was purchased in 2007 for one hundred and seventy thousand dollars and was sold in 2011 for fifty nine thousand dollars in a foreclosure sale. He estimates his lot to be approximately eighty thousand dollars and requested a reduction in the assessment to reflect this. Ms. Beit stated the sale of the adjacent property cannot be considered as a comparable property when determining an assessment because in was not a market sale, foreclosure sales are not allowed by law to be used as such.

Appeal of Tetreault Wallcovering LTD for property located at 174 Lake Drive East, account #B0643800. Mr. Al Tetreault was sworn in by Board Member Wilson for the record. Mr. Teatreault stated he feels the home is being overly assessed as it is in need of repair. He explained the home is very small with six hundred and seventy seven square feet of living space and is on a very small pre-existing non-conforming lot of .41 acres. He had an independent appraisal of the property done by Riess Appraisal Company who determined the property is worth fifty seven thousand dollars and he requested a reduction in the appraisal to reflect the amount as determined by the independent appraisal.

Appeal of Ms. Beverly Evvard for property located at 286 Maple Avenue, account #P0416500. Board Member Wilson swore Ms. Evvard in for the record. Ms. Evvard stated she considers the assessment to be much higher than it should be because the home is uninhabitable because it does not have water hookup or a heating system. She indicated she purchased the home in 2004 but the home has been vacant for eleven years. She stated she received an offer to purchase the home two years ago in the amount of

forty five thousand dollars. She submitted a comparable homes market analysis for the Board to review and requested a reduction in her assessment to thirty four thousand five hundred dollars. She discussed the difficulty she has had with getting financing to make the home habitable and stated it will cost approximately eighty five thousand dollars to do so. Discussions were held regarding the costs to hook into the water system and general remodeling of the home.

Appeal of Mr. Richard Gladue for property located at 44 Cook Drive, account #G0556500. Board Member Wilson swore Mr. Gladue in for the record. Mr. Gladue stated he is requesting a reduction to his assessment to one hundred eighty nine thousand one hundred and sixty six dollars and seventy cents based on sales search results he found from Vision Appraisals site. Board Member Wilson compared Mr. Gladue's property with comparable properties from the sales book taking into consideration square footage, age and condition of the property with outbuildings.

Appeal of Ms. Regina Gray for property located at 86 Wildwood Lane, account #D0593500. Board Member Wilson swore Ms. Gray in for the record. Ms. Gray stated she feels the assessment is too high for this property as it is in need of repairs that should lower the property value. She stated her son has been living on the property while it was on the market and she recently received an offer that will end up with a sale price of one hundred and sixty eight thousand dollars after negotiations due to the home inspection that depicts repairs needed to the home. She is requesting a reduction in the assessment to reflect the sales price not for herself but for the new property owners going forward.

Appeal of Mr. Jeffrey Hill for property located at #40 Lake Drive, account #H0656700. Mr. Hill sent a letter to the Board stating he has withdrawn his request for appeal and will accept the assessment he was given.

Appeal of Jensens, Inc. for property located on Old Colchester Road, account #J0057600. Mr. Jeffrey Dexter, CRSG, acting as agent for Jensen's, Inc. was present to discuss the appeal with the Board, but because they are in litigation with the Town the Board does not have the authority to reduce an assessment.

Appeal of Jensens, Inc. for property located on Old Colchester Road, account #J0395800. Mr. Jeffrey Dexter, CRSG, acting as agent for Jensen's Inc. was present to discuss the appeal request with the Board but because they are in litigation with the Town the Board does not have the authority to reduce an assessment.

Appeal of Mr. Carl and Mrs. Eleanor Meyers for residential property located at 178 Ridge Hill Road, account #M0020900. Mr. Meyers was sworn into the record by Board Member Wilson. Mr. Meyers is requesting a reduction in the assessment because all of the taxable structures on the property have been removed and a demotion permit was issued by the Building Department on April 28, 2011. Board Member Wilson inquired if

Mr. Meyers had notified the Assessor of the demolition and he stated he had not. He submitted receipts for the demolition to the Board to take into consideration.

Appeal of Mr. Carl and Mrs. Eleanor Meyers for property located at 178 Ridge Hill Road, account #M0050600. Mr. Meyers was sworn into the record by Board Member Wilson. Mr. Meyers stated the property in question is highly excessive, indicating comparisons of like property sold on July of 2011 sold for eighty thousand dollars. He stated the property is located in a watershed area, contains thirty acres of CL&P transmission lines, fifteen acres that are landlocked, no roads available to access the property, no utilities available with the exception of electrical lines, and the road is narrow and requires diligence to travel on it. He requested a reduction of the assessment to one hundred and eighty two thousand eight hundred and fifty six dollars and ninety six cents for the ninety six acre parcel.

5. Adjournment

Motion made by Board Member Geary, seconded by Board Member Wilson to adjourn the meeting at 8:45 p.m., discussion, none, voice vote, 3-0, all in favor, motion carried.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville.