

DRAFT ~ SUBJECT TO CHANGE

Minutes for April 20, 2016, Special Meeting, Board of Assessment Appeals

The special meeting commenced at 4:00 p.m. in the Thompsonville Room with Thomas Tyler, present; Donna Dubanoski, present; Kelly Hemmeler, present, and Victoria Rose, recording secretary, present.

Della Froment, Assessor, present

Ms. Froment stated she is always available for any questions the Board may have. She stated that Alissa Hanvey and Victoria Rose had attended the Board of Assessment Appeals Workshop and she wanted to take the time to let the board know what was discussed.

She stated to the Board to be fair and equitable and that the reval assessment date was 10/1/11.

Thomas Tyler stated there are exceptions if there is a fire using the date of the event or a demolition.

Ms. Froment stated under 12-63(c) the penalty for Income and Expense forms under PA 09-196 that the penalty may be waived if the legislative body adopts a local ordinance but the Board has the authority to adjust assessments.

Thomas Tyler asked if the Town would entertain the local option?

Ms. Froment stated she feels that the Town Council would.

She stated that exemptions that are denied by the Assessor can be appealed but if someone forgets to file for the exemption or didn't file then the avenue to appeal is lost.

The workshop also stated that a no show is a no action taken instead of denying.

She stated when there is a Reval the Board may add members.

Thomas Tyler asked how to increase members for the Reval.

Ms. Froment stated she will look into it.

She stated properties that are short sales or foreclosures are still as of the revaluation date.

Ms. Hemmeler asked if the income and expense are sent every year and Ms. Froment stated yes they are.

Letter submitted to the Board from Appeal No 54, High St.

Della Froment left the meeting at 4:30 p.m.

Each party was duly sworn regarding each and every appeal.

Maria Lea Robinson

Appeal #1, 1262 Enfield St.

Photos submitted to the Board. The property is right off of Enfield St. on the road entering Enfield High. Her driveway goes into the road. She wants to know what will happen when the population doubles. It's hard to get out of her driveway now. Some people are courteous and will let her out. She feels the house is worth it but the location is what is hurting.

Thomas Tyler asked what she would sell the property for.

She stated a house on the corner sold for \$250,000 and is larger. Ms. Robinson stated a fair market value of \$190,000.

Ms. Hemmeler stated if she wanted a stop sign at her driveway she can contact her councilperson.

AMY AND THOMAS DALY

Appeal No. 4, 6 Donna St.

Photos submitted to the Board and a copy of an appraisal dated 7/1/2015. Stated purchased in August. The town has hardwood floors and a finished basement and they stated the house does not have either. Two sheds, pool shed and the pool shed has to come down.

Ms. Dubanoski stated she feels based on the year built and location that there are hardwood floors under the carpet. She suggested pulling up the rug in a tiny corner in a closet and there would be hardwood floors.

LINDA FOSTER

Appeal No. 5, 12 Leary Rd.

Thomas Tyler stated he has represented the family and Jackie Foster and asked if she had any objections to him sitting on the appeal.

Ms. Foster stated no she had no objections. She stated there was a demo permit for 12/14/15 to demolish the house. She presented photos to the Board dated 9/13/15 showing the house was uninhabitable and condition prior to 10/1/15.

NEAL AND BRIAN PETERSON

Appeal No. 13, 114 North St.

Mr. Peterson is appealing the value of the second dwelling on the parcel. The old house value is 85,900 and is used for storage.

Thomas Tyler stated he is related to the people who sold the property to the Petersons.

Mr. Peterson has no problem with Thomas Tyler sitting on the appeal.

Mr. Peterson stated it was basically condemned back when it was sold. Planning and Zoning made them take out the kitchen. He feels the value is only 2,500.

RANKAJ KOTHARI

Appeal No. 14, 11 Hazard Ave.

Purchased the property in December of 2013. There was an increase in the property value and asked what happened. He did not fill out the Income and Expense for July of 2015 not being aware of the form. Has filed the form late and looking to have the penalty waived.

NATHAN LAWRENCE

Appeal No. 42, 19 Spruceland Rd.

Permit taken out in 2010 to install a geothermal system and central air conditioning. Information not on the street card. Also the install of the geothermal system increased the square footage of the house causing the sunroom to become heated. It's a 4 zone and 1 zone is the sunroom. He is selling the house and would like it to reflect the correct information.

Appeal No. 45, 688 Enfield St., NO SHOW

Thomas Tyler made a motion to nominate Donna Dubanoski as chairperson. She has the experience with regard to her business and feels she would be qualified to act as chair. Kelly Hemmeler seconded the motion. Thomas Tyler would coordinate meetings until she feels comfortable. The motion carried 3-0-0.

Thomas Tyler made a motion to nominate Kelly Hemmeler as vice chair. Donna Dubanoski seconded the motion. The motion carried 3-0-0.

Kelly Hemmeler made a motion to nominate Thomas Tyler as vice chair. Donna Dubanoski seconded the motion. The motion carried 3-0-0.

JAMES MORRIS

Appeal No. 27, business personal property at 69 Elm St.

He registered a trade name with the Town Hall. He didn't file the declaration. He received a notice. The business started and he did fill it out late. He closed the business yesterday.

Thomas Tyler asked if he owned anything. James stated he installs equipment and uses their tools. Mr. Morris did close the business on 4/19/16.

Thomas Tyler stated he has no inventory to be assessed.

RALPH J MARTIN

Appeal No. 26, business personal property at 5 Shaft Dr.

Opened a d/b/a because he was getting checks to Red Hot Horns. There are no assets. Thomas Tyler asked him to fill out the form and bring into the Assessor's Office.

LLOYD HALL AND GRETCHEN PFEIFER HALL

Appeal No. 19, 9 School St

All members stated they know both parties. Lloyd and Gretchen Hall had no problems with any member of the Board sitting on the appeal.

Appraiser went back to 10/1/11 value of 125,000 with comps. Thomas Tyler asked if with her knowledge as a realtor is the value in line, in her opinion. Ms. Hall stated the property was on the market in 2009-2010 with an offer of less than 100,000 and was not accepted. There's a hole in the roof. Second floor has electric heat and it's leaking. Downstairs unit used to be Bridge Insurance and has steam heat but radiators are gone. Uninhabited for 6 – 7 years. Ms. Hall stated she is into preservation and did not want to tear it down. There's no plumbing or heating.

Thomas Tyler asked if they think the 125,000 is accurate?

Appraisal submitted to the Board.

Ms. Hall stated there are encumbrances. There is a right of way to the house behind it and power lines are close to the house.

Thomas Tyler stated there is no mention of a right of way in the appraisal.

Lloyd Hall stated he acquired the property at auction through the Town for \$25,000.

Thomas Tyler asked if they wanted to amend the fair market value, if they thought it is less, they can amend the original form.

Mr. Hall stated the Town's value is 270,000. Donna Dubanoski asked if they think it's worth 125,000.

They stated no and changed the fair market value to 80,000.

PAWEL ARMATA

Appeal No. 28, business personal property at 14 Fairlane Rd.

Mr. Armata stated the business was never started. Donna Dubanoski asked if he is going to start a business and he stated no.

Thomas Tyler left the meeting at 6:30.

THOMAS LUCIEN LAREAU

Appeal No. 52, 7 Spier Ave.

Mr. Lareau stated the website has 1800 square feet. The expanded attic finished does not exist. Photos submitted to the Board. Appraisal report also stated the attic is not finished. The street cards states 602 square feet as expanded finished attic. He would like that removed.

ROBERT AND MARY LYNNE LAFLAMME

Appeal No. 65, 337 Elm St.

They have an addition that was added and is questioning the addition. Feels there are discrepancies and they are being treated differently. Similar comps submitted to the Board. The addition is for an indoor pool. Would like to be treated the same as similar indoor pools in Enfield. Also only has 1 and a half bath. The street card has two. Pool house and in ground pool not the same as other comps presented.

Appeal No. 2, 18 and 66, NO SHOW

JOHN PETRONELLA

Appeal No. 44, 561 Hazard Ave.

Donna Dubanoski stated for the record that he knows Mr. Petronella's son.

Mr. Petronella is appealing 561 Hazard Ave., which is the former Webster Bank and is disputing the assessment as a bank. It has been vacant for 30 months plus. Submitted documentation to the Board correlating questions 1-20 to the questionnaire. There is no mortgage, only a bank note. Collateral is 112 Spring St and the corner of Maple Ave. No 6 listed for 450,000 and the offer was accepted at 350,000. Original offer was 310,000. The insurance is for 350,000. Page 56 of appraisal deemed \$350,000 current market value as is.

Is disputing the square footage of the upstairs at 977 square feet. Attached a plan of the upstairs from the building dept. and only comes up to 345. Is willing to meet assessor out there. Another issue is the drive up window. The window is still there and the rest has been removed.

Expense information: Income from the ATM in the lobby is month to month lease. On February 2015 one person looked at it. He is trying to rent at 15 a square but no one since then. It's been on the market since 1/2015 for rent.

He doesn't see it as a bank. Maybe office suites.

Kelly Hemmeler made a motion to adjourn the meeting at 7:33 p.m.. Donna Dubanoski seconded the motion. The motion carried 2-0.