

DRAFT ~ SUBJECT TO CHANGE

Minutes for April 21, 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, Chairman present; Kelly Hemmeler, present, and Victoria Rose, recording secretary, present.

After a brief discussion it was decided to hold meetings for deliberations on Thursday and Friday April 28 and 29, 2016 at 4 at the Town Hall.

Each party was duly sworn regarding each and every appeal.

Appeal No. 20, 1198 Enfield St., NO SHOW

Appeal No 21, 33 Palomba Dr., NO SHOW

WILLIAM J FOURNIER, JR

Appeal No. 22, 89 Church St.

Appraisal done by Thomas Bowen on 2/24/15 for financing. Appraisal was done at 75,000 sale was for 69,900.

Town records show as of 2014.

Average sale history Rago purchased in December of 2000 for 110,000. Built in 1923 and states adjacent store. There is no store. Average is 80,966 value of property of prior sales.

Mr. Fournier stated the house was built in 1900 not 1923 and the store was built in 1923.

Copy of the deed attached. Appraisal done by Vision Government Solutions.

Kelly Hemmeler stated the appraisal should be as of 2011.

Mr. Fournier stated if this is unacceptable will discuss in court.

There are broken walls that needed to be repaired and cigarette smoke.

Thomas Tyler stated the Board is independent and we will take what information is given. There is a reval going on right now for 10/1/16. Thomas Tyler questioned why there is a penalty. Victoria Rose stated it has commercial use and the form was not filed. Mr. Fournier stated it's not commercial Thomas Tyler stated when you receive the income and expense form you need to respond.

JIM MARK AND TOM HALL

Appeal No. 24, 113 Elm St.

Appealing the penalty. Tom is the property manager in Hartford. All mail went to 3580 Main St., in Hartford. The property was sold and they left the building in April 2015 with the understanding that the mail would be forwarded or he would come and get it.

Picked up previous files showing they have always been filed in a timely manner.

Thomas Tyler asked if in the past they have filed on time. They stated yes.

Thomas Tyler stated that this year the mail slipped through the cracks but has filed. Normally they have waived the penalty but now need an ordinance. The Board may reduce the assessment so in effect the total would be the same amount.

PAUL ARCARI

Appeal No. 34, 89 Moody Rd.

Recently purchased 89 Moody Rd. Discrepancy on square footage. The town has 25,928 and his measurements are 24,866. There is no outbuilding.

Comps for 2011. There were 18 buildings sold at 26.86 a square.

He is being taxed on more than that.

Thomas Tyler stated an appraisal would carry more weight.

Mr. Arcari stated he paid 450,000 and is asking for the penalty to be waived.

Thomas Tyler stated the Board used to waive the penalty but now the Town has to have an ordinance to waive.

CLARK BARTHOLOMEW KADIS AND TODD E KADIS

Appeal No. 33, business personal property

Stated they are a farm growing vegetables. Established 9/3/15 in Enfield. Didn't think they had any assets so did not file. Resubmitted the declaration and income and expenses for the farm for 2015 to the Board. They have one trailer to house equipment and it is registered in MA. All farm equipment is borrowed.

Thomas Tyler stated to file the Farm Application for exemption on farm machinery next year also.

JEROME HOULE

Appeal No. 56, business Personal Property

Mr. Houle stated he only has a computer that's three or four years old and a new printer purchased for \$98.

Thomas Tyler asked him to email the photos or print them and drop them off before next week.

KAREN JARESI

Appeal #53, business personal property, Botticello

Appealing penalty.

GARRETT PEASE, NO SHOW

EJAZ MAHMOOD

Appeal No. 29, business personal property

Appealing assessment.

DANIEL CARDEN

Appeal No. 57, business personal property

Mr. Carden stated he is disabled. Does have a home improvement license but has no assets.

KERRY HARRIS

Appeal No. 67, business personal property at 11 Ridgefield Rd.

Mr. Harris stated he is a union carpenter. Was laid off and had a spell between work. He filed a trade name to go into business. The business didn't do anything and has since closed it.

DONALD PATTERN

Appeal No 59, business personal property at 483A Enfield St

CO was not issued until Jan 12, 2016. Paid West Springfield for taxes for 15/16 for business personal property. Copies submitted to Board of taxes paid in West Springfield.

STEVEN PATRICK MELCALF

Appeal No. 50, business personal property located at Enfield High School

Received an assessment notice and called and was told it's based on equipment located at Enfield High School and did not fill out the form. We are a construction management company. All equipment is rented or the machinery is owned by the subcontractors. Declaration given to the Board of assets used by Gilbane for trailer, chairs, desks and computers.

ALAN GERVAIS

Appeal Nos. 60, 61, 62 and 64, business personal property located at 5 Old Depot Hill Rd

Recently audited by the Town and the auditor picked up machinery that were in process and some had not been removed and were still on the list. Some assets were duplicates and some were under different codes.

He went over the numbers with the accountant and all updated documents were submitted to the Board.

RUSSELL CABLE

Appeal Nos. 6 – 12

Appeal No 6, 5 Freemont Rd.

Comps provided to Board. Yellowbrick came into business 5 years ago. Document provided shows value of comps minus repairs equals the fair market value. The goal is to own the property for years.

Thomas Tyler asked if he is an appraiser?

He stated he has attorneys calling him for advice but is not an appraiser. Has owned over 1,000 pieces of real estate.

Thomas Tyler stated in Connecticut there is more weight given if he is an appraiser.

5 Freemont Rd was purchased for 94,900 on 2/1/15.

Appeal No. 7, 11 Highland Park

Comp price submitted to Board minus list of repairs for a fair market value.

Appeal No. 8, 49 Booth Rd.

Comp price submitted to Board minus list of repairs for a fair market value

Appeal 9, 5 Leary Rd

Appeal No. 10, 434 Hazard Ave

Comp price submitted to Board minus list of repairs for a fair market value

Appeal No 11, 20 Bernardino Ave.

Comp price submitted to Board minus list of repairs for a fair market value

Appeal No 12, 58 Cottage Green

Comp price submitted to Board minus list of repairs for a fair market value
Photos submitted to Board.

Kelly Hemmeler made a motion to adjourn the meeting at 6:45 p.m. Thomas Tyler seconded the motion. The motion carried 3-0-0.