

**DRAFT ~ SUBJECT TO CHANGE**

Minutes for April 27, 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; and Victoria Rose, recording secretary, present.

Each party was duly sworn regarding each and every appeal.

KEVIN FERGUSON

Appeal No. 36, Business Personal Property

Appealing assessment for business personal property. Does not have as many assets as assessed. To bring in declaration to assessor's office before deliberations.

ARTURAS RIBINSKAS

Appeal No 43, Business Personal Property

Missed filing declaration. It probably got lost. Business just started in August 2015. The assessment was estimated at 12,000. A lot of stuff is owned by the mall. It used to be a Chinese restaurant. Mr. Ribinskas stated he owns the plates. They own a restaurant in West Springfield for six years. Receipts presented to Board.

Mr. Tyler stated receipts show approximately \$850. Mr. Tyler estimates \$1500.

JOHN PEREIRA

Appeal No. 48, Business Personal Property

Forgot to file. Penalty applied. To bring in declaration to assessor's office before deliberations.

Kenneth and Barbara Maynard

Appeal No. 51, 225 Shaker Rd.

Mr. Tyler stated he knows them well and do they have any objection to him hearing the appeal.

They stated no.

They stated they have a crumbling foundation. Saw it coming three years ago. Documents presented to the Board. CT Basement were to fix the problem and it did not work. After reading numerous other stories about crumbling foundations spoke to Atty. Draghi. It is happening in East Windsor Ellington, Somers. It was JJ Motts in Willington where the concrete was from. The house was built in 1984. The first ten years thought the house was settling and there is a lot of traffic due to Hallmark. They need a whole new foundation. The cost to replace the foundation is 150,000 – 180,000. Feels fair market value

is 70,000. Value of the lot and minimal of the house. Estimates presented to the Board from an engineering report.

Right now it's safe to live in. Past seven years they were getting ready to sell.

Mr. Maynard stated a couple of other people in Enfield were at the meeting on crumbling foundations.

Mr. Maynard stated in South Windsor they set up a committee. He stated 582 houses have to collapse for FEMA to come in.

LENORE THOMPSON

Appeal No. 38, 39, and 40, Business Personal Property

Mr. Tyler stated he knows Lenore Thompson who works for Viola, Chrabascz and Reynolds and his cousin also works there. Mr. Tyler also stated that Artioli Dodge is a client of theirs and was a partner with them when they were a Chevy dealership. He asked Ms. Thompson if she had any objection to Mr. Tyler sitting in on the appeal. She stated no objection.

Ms. Thompson stated they had received an audit letter for three years for 12, 13, and 14. They were late in complying with the audit. It was a transition year in 2014, 2015. We were dealing with deadlines and Ms. Thompson was ill off and on. Documents presented to the Board.

Mr. Tyler stated you are appealing the percent increase and penalty.

Ms. Thompson stated yes the 15,000 increase and penalty.

KEN DAIGNEAU, Agent

Appeal No. 35, Business Personal Property

He stated the bill was -0- last year. The year prior was \$600.

Mr. Tyler explained that the 147 is an assessment and would roughly be a tax bill for \$5.00.

AIMEE LIGETT,

Appeal No. 46 and 47, Business Personal Property

Ms. Ligget stated she mailed the declarations in but the town did not receive them. She also has two companies but only received one from the town. One company should be about 2500. Mr. Tyler asked her to fill in an amount on the original form. The other company has a higher value and she submitted both declarations to the Board.

TRAVIS CLARK, NO SHOW

CARY RUBMAN

Appeal No. 16, 268 Hazard Ave.

Mr. Tyler stated he knows Cary Rubman. Cary Rubman does accounting for them. Mr. Rubman has no objection with Mr. Tyler sitting on the appeal.

Mr. Rubman stated he recently purchased a small little bank which is 1620 square feet, quarter acre, 12 parking spaces and the taxes last year was \$8500. Documents presented to the Board of 3 properties on the same block, medical building, Hazardville Water Company and Galaxy strip which are all brick buildings.

Mr. Rubman stated the fair market value is \$200,000. Mr. Tyler stated we are coming into revaluation this next year. Mr. Rubman stated the value shouldn't be more than \$200,000. He feels he's proved it shouldn't be more than what he paid. If he sees an assessment more than 200,000 he will go to the newspapers. He's showing dollar for dollar that don't match up.

Mr. Tyler is going to excuse himself from the hearing at this point.

Ms. Dubanoski stated the Board will take what is presented into consideration.

Mr. Rubman stated it's being remodeled to be an office.

CONNIE GAO

Appeal 15, 150 Hazard Ave. Bldg. A

Purchased the property in 2011. The taxes have gone up \$1,000. The building behind is 3000 square feet and is paying 2.30 a square foot. Another condo behind is 1.87 a square. Why is there a discrepancy?

Mr. Tyler stated there is a penalty on her property but if she can submit the income and expense for last year by tomorrow they may be able to do something.

MARK BOUCHER AND JUNE MITCHELL

Appeal 17, 33 Union St. Ext

Ms. Hemmeler stated she went to high school with Mark Boucher.

Mr. Boucher stated the assessment is too high. The lady across the street purchased the house with the same square footage for \$95,000.

Mr. Tyler stated the values are as of 10/1/11.

KATHLEEN SWEENEY, NO SHOW

WILLIAM REAGON, NO SHOW

JANICE JACKSON, AGENT

Appeal No 45, 686 Enfield St.

Ms. Jackson stated the data on the property card is inaccurate. The house has 2 and a half baths and the central air conditioning does not work and was removed by Rich's Oil. There are the original two baths upstairs and a sink and toilet on her mother's side.

Ms. Jackson stated she retired from the FDIC in September of 2015.

Mr. Tyler stated she has an impressive background working for the federal government.

VINCENT IOCCO

Appeal No 55, 8 Patricia Cir

Withdrawn

KENNETH VINCUNAS

Appeal No 60., 375 N. Maple St.

Withdrawn

WILLIAM MORAN

Appeal No 46, 10 Hudson St.

Addition was put on but didn't get final inspection from building department. The addition cost 20,000. The assessor record has 31,000 cost of the permit. Before he dealt with Mr. Taylor from building department he had to deal with Ms. Higley. She was counting the existing patio but he was removing the patio to add the addition.

He will email receipts to Assessor's office for the Board.

KATY BARTHOLOMEW

Appeal No 37, 36 Tyler Rd.

The property card has two baths and a finished basement. She only has 1 ½ baths not 2. Ex-husband did some framing but no ceiling or floors in the basement. Every wall is framed and he ran the electrical and rough plumbing but never finished.

Ms. Dubanoski stated that Ms. Bartholomew is requesting to have the baths changed to 1 ½ baths and unfinished basement.

Ms. Bartholomew stated yes.

DANIEL LANZA

Appeal No 2, 53 Church St

Filed the Income and Expense three days late and is asking for a waiver.

Appeal 18, 16 Church St.

Purchased 10/31/15. It was an arms length sale. Henry Foley was the realtor and Mr. Lanza purchased it for 100,000. Copy of warranty deed provided.

It was explained the values are as of 10/1/11.

Appeal No. 66, 89 Pearl St.

Feels fair market value should be 100,000. Purchased on 11/20/12 for 60,000. Because it's larger feels fair market value should be 100,000.

JEFFREY MICHAEL ROUSEAU

Appeal #58, 12 Bellawood.

Handouts given to Board.

Prior to the reval the square footage was 2277 and after the reval the square footage jumped to 3901.

Ms. Froment did come out and Chris Burke came out to re-measure the property. Everything was corrected since 2011 except for 75 square feet of EAF. In 2009 it was correct.

Mr. Tyler stated if he has a problem with Vision he should go through the council and tell them of his experience with Vision.

Mr. Rouseau asked about having information being suppressed.

Mr. Tyler will make a motion to seal his information for good cause shown. Kelly Hemmeler seconded the motion. The motion carried with a 3-0-0 vote.

Thomas Tyler made a motion to adjourn the meeting at 7:35 p.m. Donna Dubanoski seconded the motion. The motion carried with a 3-0-0 vote.