

DRAFT ~ SUBJECT TO CHANGE

Minutes for May 13, 2020, Special Meeting, Board of Assessment Appeals

The special meeting commenced at 4:00 p.m. via Microsoft Teams Conference ID Number 769 117 035# with Donna Dubanoski, member, present; Lori Longhi, member, present; John Unghire, member, present; and Victoria Rose, recording secretary, present.

Each party was duly sworn regarding each and every appeal.

Appeal 2 – 37, Paul Arcari of 71 Mountain View Rd., Somers, CT, 89 Moody Rd.

Appealing 89 Moody Rd. Feels he is overtaxed on building. He has put 5,000 into it and it is worth almost a million. He feels the fair market value based on his comps sent via email is \$774,729.

Appeal 3, Damiano and Diane Stallone of 188 Suffield St., Agawam, MA, 237 The Meadows

State that the taxes went up from 2015 to 2016. Splits went up has 5 and ½ rooms. The ranch has 4 rooms. According to Zillow as of today it is worth 202,000. The Town has it at 214,000. Lori Longhi asked if assessments are different for split levels. There's doesn't have a finished basement.

Appeal 4, Derek Ryan of 53 The Meadows, MV

Appealing MV he purchased in November 2018 and had problems with burning too much oil. Brought back because under warranty, cylinders blew out. Tried to exchange but told he was out of luck. He got an attorney and had to keep car until done. The lawsuit was resolved 1 month ago. They took back the car and he received his money back. He paid 12,500.

Appeal 5, Joseph and Luann Lanzier of 107 Broad Brook Rd. 126 Hazard Ave

Purchased property 2 years ago for 170,000. Property hasn't changed. It was an old gas station with no access to water. They are rolling the dice that water will come through. There is a broken-down shed and ¾ acre of land. He feels the fair market value should be 80,000 considering an acre is 50,000/60,000 an acre. The contamination tanks were pulled out and the wells abated. They want to hook into Town water. He feels it will be worth 170,000 once the public water comes through. They are willing to hold onto it.

Appeal 7, Michael Rand of 36 Vernon Rd., MV

He had missed the window to apply for an exemption for a handicapped vehicle. His wife was 8 ½ months pregnant with their first child and he has progressive MS. He filed one day late for the exemption. It is a permanent disability.

Appeal 8, Joanne K Loesch of 10 Park St., 10 Park St.

She has a house but lives in an industrial zone and is paying for industrial zone. The Board explained she is being assessed for residential land. The Homeowner Program was also explained to her that she may qualify for. Ms. Loesch withdrew her appeal.

Appeal 9, Stathis Houndris, 194 Maple St., no call in

Appeal 17, Shaun Whalen of 69 Webster Rd., 69 Webster Rd.

Purchased last year. Appraised for 150,000 when purchased. Not sure how it was projected 10% increase. Board requested a copy of the appraisal. Mr. Whalen stated the appraisal states he has central air, but he does not. Downstairs has no carpet. It has a ceiling and paneling, but the heat doesn't work.

Appeal 18, Vincent Sinosky of 1236 Enfield St., BPP No 144922

Appealing his assessment for a home run business. He had to register with the state and used his Enfield address. He has a farm in Willington. Lori Longhi asked if he gets a Willington tax bill for his farm equipment. He has never had taxes for farm equipment. His trucks are registered in Enfield. The Board asked him to complete a declaration.

Appeals 10, 11, 12, 13, 14, and 15, Frank Rinaldi of 41 Pond Circle, Somers, CT, BPP 143003 & 142790

Appealing an audit with a valuation that is too high going back three years. Has been filing a declaration since 1985. Went and got equipment vendors to make an inventory list with values. Letters attached. Previous bills running consistent with what experts are saying. Crippling as a business owner to go up so high. Can't compare to Planet Fitness. Scitico equipment is 20 years old. Competition is fierce. There's a gym on every corner sharing a piece of the pie.

Accountant used the last three years is Gazi and Associates and prior to that was Keith Brown in Longmeadow.

Confusion might have been without walking through it and basing it solely on tax returns. Since 1979 Club Camel Inc of Enfield has two locations one in Enfield and one in East Hartford.

Club Camel Inc of Bloomfield has three locations. 585 Hazard Ave is smaller than Enfield but has a higher assessment.

640 Enfield St. same reasons as other location. Lori Longhi asked if the appraisers are fitness appraisers.

He said they come out appraise it and make an offer. They sell old, new, and refurbished equipment,

Lori Longhi made a motion to nominate Donna Dubanoski as Chairperson. John Unghire seconded the motion. The motion carried 3-0-0.

Donna Dubanoski made a motion to adjourn the meeting at 6:45 p.m. Lori Longhi seconded the motion. The motion carried 3-0-0.