

**Board of Assessment Appeals
Meeting Minutes**

**Meeting of the Board of Assessment Appeals, March 25, 2015, West Hartford Town Hall,
Room 142, 50 South Main Street, West Hartford, CT**

**Members Present: Catherine Banbury
John O’Connell
Richard Greenberg
Jonathan Dixon
Edward Pease**

**Others Present: Amanda Kraimer, CCMA II
Co-Secretary to the Board of Assessment Appeals**

The meeting was called to order at 5:00pm. Below are the Board’s comments on each property during the decision making process.

COMMERCIAL PROPERTIES:

ADDRESS	COMMENTS
178 Park Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$410,000.
100 Shield Street	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$583,300.

RESIDENTIAL ADDRESSES:

21 Porter Drive	Information provided by the owner did not substantiate a valuation change. Board agrees valuation set by the Town is fair and equitable. No change.
16 Northridge Drive	Based upon “comparables” provided by owner, Board recommends reduction in value to \$145,710.
14 Visgrove Lane	Due to fire damage Board agrees in reduction to \$303,000.

23 Country Lane	Price per square foot is \$150/sq ft which is less than neighbors. Owner did not provide sufficient documentation to substantiate a valuation change. Board agrees valuation set by the Town is fair and equitable. No change.
16 Walbridge Road	Kitchen reduced from custom to typical. Board recommends reduction in value to \$508,600.
254 Fern Street	Board agrees to return value to 2009 purchase price of \$420,000.
62 Newington Road	Board agrees that property is fairly assessed based on "comparables". No change.
36 Whetten Road	House restored, not upgraded in renovation. Board agrees with value reduction to \$819,100.
65 Westwood Road	Homeowner did not provide appraisal from 2009 refinance. Board agrees property fairly assessed. No change.
11 Spring Lane	Baths went from good to typical. Board agrees to reduce value to \$303,000.
12 Fawn Brook	Value on property dropped in 2013 for wetlands issues. No change.
15 Gloucester Lane	Flood insurance has replacement cost of house at \$364,000, our total value is \$272,000. No change.
21 Linnard Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$364,600.
224 Somerset Street	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$147,800.
64 Waterside Lane	Current owner purchased property in December, 2009 for \$2,600,000 and took out numerous permits for improvements. Under contract now for \$1,500,000. However, Board agrees the value set by the Town is an accurate value based upon the 2011 Revaluation. No change.
5 Bassette Lane	Owner did not provide sufficient documentation to substantiate a valuation change. Board agrees valuation set by the Town is fair and equitable. No change.

93 Riggs Avenue	Current owner believes that neighbors were granted reductions for land. Neighbors land values were reduced for style of homes (cape/ranch) in predominately colonial neighborhood. Board agrees valuation set by the Town is fair and equitable. No change.
45 Clarendon Avenue	Board agrees upon full exemption.
18 Arlington Road	Owner did not provide sufficient documentation (property appraisal) to substantiate a valuation change. Board agrees valuation set by the Town is fair and equitable. No change.
101 Vera Street	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$205,400.
71 Ridgewood Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board agrees valuation set by the Town is fair and equitable. No change.
118 Sunset Farm Road	During the 2011 revaluation, this property was on the market for \$1,400,000. The value of the property is \$1,177,600. Owner did not provide sufficient documentation to substantiate a valuation change. Board agrees valuation set by the Town is fair and equitable. No change.
45 Boulanger Avenue	Board recommends inspection by the Town. Based upon the results of the inspection, Board agrees valuation set by the Town is fair and equitable. No change.
74 Whetten Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$1,791,100.
319 North Steele Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$469,800.
2 Ferncliff Drive	Based upon builder's plans, owner meets with Wetlands Committee for building approval. Town planner approves building if plans are altered. Lot has already been reduced 60%. Board agrees valuation set by the Town is fair and equitable. No change.
26 St Augustine Street	Board recommends inspection by the Town. Based upon the results of the inspection,

	Board agrees valuation set by the Town is fair and equitable. No change.
105 Haynes Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$216,000.
70 Pocahontas Drive	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$202,200.
47 Vardon Road	Owner did not provide sufficient documentation to substantiate a valuation change (no evidence proving incorrect measurements were made). Board agrees valuation set by the Town is fair and equitable. No change.
29 Chapman Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$302,200.
113 Bainbridge Road	Board recommends inspection by the Town. Based upon the results of the inspection, Board decides to decrease value to \$301,900.

BUSINESS PERSONAL PROPERTY:

BOARD DOES NOT WAIVE 25% PENALTY FOR NON-FILERS AND LATE FILERS.
 BOARD ACCEPTS ALL DECLARATIONS FILED DURING APPEALS. THE NEW
ASSESSMENT VALUES ARE AS FOLLOWS:

BUSINESS	NEW ASSESSMENT VALUE
Greater Hartford Assoc of Realtors	57,910
M H Kotick DDS	14,790
Petrunti Design & Woodworking	39,140
Beachland Tavern	71,100
Blue Earth Compost	330

MOTOR VEHICLES:

NAME	GL YEAR	VEHICLE	CHANGE/NO CHANGE	NEW ASSESSMENT
Shuli Graham	2014	1997 Toyota Camry	No Change	N/A
Joseph & Pamela Carr	2014	2002 Dodge Durango	No Change	N/A
Joseph Carr	2014	2003 Lexus ES300	Change	3580
Mark & Eleanor Laber	2014	2009 Vovlo S60	Change	5640
Shai & Moshe Elkayam	2014	2012 Chevy Captiva	Change	9400
Robert MacGregor	2013 Supple	2013 Chrysler Town & Country	Change	Apply Exemption

There being no further business for the Board, the meeting adjourned at 8:00pm.

Respectfully,

**Amanda Kraimer, CCMA II
Co-Secretary to the Board of Assessment Appeals**