

**Board of Assessment Appeals
Meeting Minutes**

**Meeting of the Board of Assessment Appeals, March 24, 2016, West Hartford Town Hall,
Room 142, 50 South Main Street, West Hartford, CT**

**Members Present: Catherine Banbury
John O’Connell
Richard Greenberg
Jonathan Dixon
Amber Kocay**

**Others Present: Lori Kipperman, CCMA II
Secretary to the Board of Assessment Appeals
Galen Heffern, Staff Assistant**

The meeting was called to order at 6:00 pm. Below are the Board’s comments on each property during the decision making process.

COMMERCIAL PROPERTIES:

ADDRESS	COMMENTS
121 Talcott Road	Board requested leases from property owner for review. Leases were not provided. Board agrees with valuation provided by Town. No change.
11 South Main Street	Board agrees to restore last year’s land value of \$855,000 (market value). Board agrees in reduction to \$2,820,400.
1031 New Britain Avenue	After reviewing CT Statute 12-63E, which does not allow a reduction in value for pollution, Board agrees with Town’s valuation. No change.
22 Raymond Road	Property owner provided Income and Expense reports. The Board agrees this justifies a reduction to \$420,570.
463 Prospect Avenue	The agent did not bring any evidence to hearing. He wants to preserve his right to appeal to Superior Court. No change.

RESIDENTIAL ADDRESSES:

77R Orchard Road	Based on the fact that it is not a buildable lot until 2022, Board agrees in reduction to \$316,000.
27 Grissom Drive	Due to the updated kitchen and baths, patio and pool heater in existence since 2003 that the Town recently picked up, Board recommends no value change.
81 Kirkwood Road	Prior owners did renovation work without permits. The Town picked the improvements at time of sale. Board agrees with Town's value. No change.
66 High Ridge Road	Base land value changed to reflect neighbors land values. Board agrees to reduce value to \$924,300.
58 Old Stone Crossing	The Board agrees that based on 2011 values, the Town's value is accurate. No change.
51 Cumberland Road	The Board recommends an inspection of the property. Based on the results of that inspection, the Board decides to decrease that value to \$240,400.
66 Haynes Road	The property is in a flood zone and owner brought in flood insurance policy. The Board reduced the land value by 10%. This reduced the value of the property to \$230,600.
53 Linbrook Road	Board recommends an inspection of property and owner wouldn't allow Town to inspect. Board finds Town's value fair and equitable. No change.
2668 Albany Avenue	Board recommends inspection by Town. Based upon results of inspection, Board reduces value to \$769,300.
97 Arundel Avenue	Property purchased for \$240,000 in short sale in August, 2014. Property completely gutted and upgraded. Appraisal came in at \$290,000. Board recommends inspection of property and owner declines request. Board finds that property improvements, along with denial of inspection, justify Town's value. No change.
17 Braintree Drive	House burned down and rebuilt. The house is now brand new. Board finds Town's value fair and equitable. No change.

16 Jillian Circle	The Town's property card indicated 2 bathrooms had been upgraded. This was done in error as only 1 bathroom was upgraded. Board reduces value to \$494,000.
65 Fox Chase Lane	Board requests inspection by the Town. Based on the results of inspection, the Board finds that valuation by Town is fair and equitable. No change.
10 Sunny Slope Drive	Board recommends inspection by Town. Based on that inspection, the Board decides to reduce value to \$349,100.
28 Price Boulevard	Board requests inspection by the Town. Based on the results of the inspection, the Board decides to reduce value to \$195,800.
118 Sunset Farm Road	Due to land area error found in reviewing property, Board reduces value of property to \$1,173,500.
48 West Normandy Drive	Board requests inspection by Town and owner declines to allow inspection. In addition, owner left paperwork out of appraisal. Board finds Town's value fair and equitable. No change.
81 Flagg Road	Board recommends inspection by the Town. Based on the results on that inspection, the Board reduces value to \$228,400.
98 Sunny Reach Drive	Board requests inspection of property by Town. Based on the results of the inspection, the Board reduces value to \$505,800.
83 Craigmoor Road	Board recommends inspection by Town. Based on the results of inspection, Board reduces value to \$336,700.
226 North Main Street	This lot is a buildable lot. Board finds Town's value fair and equitable. No change.
8 Winhall Lane	The "comparables" that the owner provided were not appropriate to use with this property. The Board finds the Town's value fair and equitable. No change.
33 Rosedale Road	Board finds that this property is in line with comparable properties. No change.
39 Waterside Lane	Board finds that this property is in line with the 2011 market. The Town's value is fair and equitable. No change.
850 Mountain Road	Board recommends inspection by Town. Based on the inspection, the Board finds the Town's value reflective of house. No change.

27 Waterside Lane	Board requests inspection of property. Based upon the results of the inspection, Board agrees valuation set by the Town is fair and equitable. No change.
1047 Boulevard	There was no documentation presented to Board to adjust value. Board agrees with the valuation of Town. No change.
3 Karen Road	There was no documentation presented to Board to adjust value. Board feels that property is in line with comparable properties. No change.
2121 Boulevard	There was no documentation given to Board to make changes. The issue presented was taxes. Board agrees that Town's value is fair and equitable. No change.
260 Steele Road	Property near new Mercy apartments. Owner believes the complex will reduce value. Board believes this is premature concern. Board agrees that Town's value is fair and equitable. No change.
68 Bainton Road	The documentation provided by owner does not support a value change. Board agrees that valuation set by Town is fair and equitable. No change.
21 Crescent Street	Owners purchased property 8/24/15 and improvements done without permits. The comparables support the Town's value. Board agrees the Town's value are fair and equitable. No change.

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
Bedingfield Sheryll MA LMFT	30
Cohen Burns Hard + Paul	14,530
Endless Summer	9,850
Schwartz Speciality Remodeling LLC	400
Devereaux Suzanne LMT	450
PK Video	1,040
Kerin Amy MS LMT	150
Macklax	1,050
Sevan Jewelers LLC	190
Mahato Swami	4,920

BUSINESS	COMMENTS
XFINITY	After reading CT Statute 12-268J, Board decides Homeseecurity is not part of CT gross receipts tax and makes no change to assessment.
Brown Office Solutions LLC	Owner says he dropped declaration at tax office well before due date. Assessment office never received declaration. No change.
Armeny LLC	Owner says he dropped off declaration a week before due date of 11/2/2015. Assessment office scanned it received 11/9/2015. No change.
Salons by JC	Owner says declaration postmarked prior to deadline. Assessment office has it date stamped 11/3/2015 (late filing). The envelope was not saved. Board agrees with owner that it was filed timely. Penalty to be removed and assessment reduced to \$32,530.

MOTOR VEHICLES	COMMENTS
Spirit Eagle Trust	Owner requesting tax exempt status for all motor vehicles registered to Spirit Eagle Trust. Claims sovereign nation status. Due to late filing of M-3 last Fall, Board denies exemption.

MOTOR VEHICLES:

NAME	GL YEAR	VEHICLE	CHANGE/NO CHANGE	NEW ASSESSMENT
Amy Peltier	2015	2010 Subaru Forester	Change	7800
Mark + Eleonora Laber	2015	2009 Volvo S60	Change	4860
Mark Pappalardp	2015	2010 Toyota Prius	Change	7610
Arrow Cab Inc	2014 Supple	2013 Ford Taurus	Change	2570
Arrow Cab Inc	2015	2013 Ford Taurus	Change	7020
Thomas Guzzo	2014 Supple	2013 Honda Civic	No Change	N/A
Thomas Guzzo	2015	2013 Honda Civic	No Change	N/A
Theodore Madfis	2015	2011 Volkswagon Jetta	No Change	N/A

There being no further business for the Board, the meeting adjourned at 9:00pm.

Respectfully,

**Lori Kipperman, CCMA II
Secretary to the Board of Assessment Appeals**