



# TOWN OF MIDDLEBURY

## Board of Assessment Appeals

September 22, 2014

## Meeting Minutes

### Members present:

Brendan M. Browne  
Stephen R. Ferrucci, III  
Robert J. Flanagan, Jr.

1. Chairman Stephen R. Ferrucci, III called the Board of Assessment Appeals meeting to order at **6:03 p.m.**
2. **VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the Board of Assessment Appeals approve the minutes of the meetings of **April 3, 2014** and **April 7, 2014**. Each member received copies for review.
3. The following motor vehicle assessment appeals were heard by the board. Each appellate was delivered the statutory oath by Chairman Ferrucci.

### Appeal of: 2010 BMW 750 Li

**Present:** Robert V. Cappelletti, Sr.

**Reason for appeal:** Mr. Cappelletti is appealing his assessment because he owns a rebuilt vehicle. He said rebuilt cars are worth less than fifty percent of the book value. He submitted a copy of the title which shows it's rebuilt. The Assessor's Office has the net value at \$31,010.

**Decision: VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the value of the vehicle be reduced fifty percent to \$15,505 based on a rebuilt vehicle.

### Appeal of: 2011 Lexus RX350

**Present:** Kristin and Robert V. Cappelletti, Jr.

**Reason for appeal:** Mr. Cappelletti is appealing his assessment because he owns a rebuilt vehicle. He said rebuilt cars are worth less than fifty percent of the book value. He submitted a copy of the title which shows it's rebuilt and a letter stating the value of the vehicle is \$17,000. He would like his assessment changed to that amount.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the value of the vehicle be reduced to \$17,000 based on a letter from Autohaus, Inc.

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**Appeal of: 2010 Mercedes C300**

**Present:** Robert V. Cappelletti, Jr.

**Reason for appeal:** Mr. Cappelletti is appealing his assessment because he owns a rebuilt vehicle from flood damage. He said rebuilt cars are worth less than fifty percent of the book value. He submitted a copy of the title which shows it's rebuilt and a letter stating the value of the vehicle is \$9,000. He would like his assessment changed to that amount.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the value of the vehicle be reduced to \$9,000 based on a letter from Autohaus, Inc.

**Appeal of: 2005 Vengeance Blackwidow**

**Present:** John M. Casimiro

**Reason for appeal:** Mr. Casimiro said his motorcycle is not listed in the NADA book. The Assessor's Office has the net value at \$17,810. He said his motorcycle has depreciated only two percent a year according to the assessed value and cars depreciate at a rate of six percent a year. Mr. Casimiro stated the Kelly Blue Book value is \$9,955 and the trade-in value is \$7,000. He is looking for an adjustment between the retail and trade-in value.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the value be reduced to \$9,955 based on the value amount in the book provided by Mr. Casimiro. The NADA book does not give an accurate value for the motorcycle due to the lack of turn around sales.

**Appeal of: 1995 Ford Wrecker**

**Present:** Robert J. Ford

**Reason for appeal:** Mr. Ford's truck is not registered. The Assessor's Office has the net value at \$11,280. He said he would be lucky if he could get between two and three thousand dollars for it. He feels the assessment is too high.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the board reduce the value to \$4,125 based on the clean retail value.

**Appeal of: 2009 Honda Civic EX**

**Present:** Christopher D'Amato

**Reason for appeal:** Mr. D'Amato said his vehicle has 139,000 miles and was in a major accident in May 2013 He made ten thousand dollars in repairs to the car. The NADA book allows for a high mileage reduction.

**Decision: VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the net value of the vehicle is \$9,350 and will be reduced to \$7,577.50 due to the high mileage discount.

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**Appeal of: 2005 Honda Odyssey**

**Present:** Heidi J. Hitchcock

**Reason for appeal:** Ms. Hitchcock said her vehicle has 151,032 miles. She said the average person drives fifteen thousand miles per year. She would like a reduction to her assessment due to high mileage.

**Decision: VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the value of the vehicle be reduced to \$6,545 due to the high mileage discount.

**Appeal of: 2002 Saturn SL2**

**Present:** Thomas Zollo

**Reason for appeal:** Mr. Zollo said his vehicle has 316,000 miles. He would like a high mileage reduction on his assessment.

**Decision: VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the value after taking the high mileage reduction is \$2,550 and seventy percent is \$1,785.

**Appeal of: 1997 Mercury Tracer**

**Present:** Thomas Zollo

**Reason for appeal:** Mr. Zollo said his vehicle has 368,000 miles. He would like a high mileage reduction on his assessment.

**Decision: VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the value of the vehicle after taking the high mileage reduction is \$1,795 and seventy percent is \$1,256.50.

**For the record:**

**S. Ferrucci:** “On all decisions that we made because we made ones earlier, whenever we say fifty cents, the assessor will round to the nearest whole dollar.”

4. **VOTED:** Unanimously on a motion by R. Flanagan and seconded by B. Browne that the Board of Assessment Appeals approve all routine expenses are to be paid.
5. Public Comment – None
6. The Board of Assessment Appeals set the next meeting date for March 2015.

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7. **VOTED:** Unanimously on a motion by B. Browne and seconded by R. Flanagan that the meeting be adjourned at **9:01 p.m.**

**A digital recording of this meeting is available in the office of the Assessor for further review.**

Attest:

  
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Nancy K. DiMeo  
Recording Secretary