

Board of Assessment Appeals

Thursday, March 13, 2008

7:00-9:00 p.m.

Meeting Minutes

Town Hall, Assessor's Office

Present:

Steve Ferrucci, chairman
Marilyn Cykley, BAA member
Robert Flanagan, Jr., BAA member
Janet P. von Kanneurff, BAA clerk
Doris and Bill Valentine
Mr. Joseph Mendello

1. Call Meeting to Order.

Mr. Ferrucci called the meeting to order at 7:05 p.m.

2. Hear Real Estate Appeals.

Mr. Bochicchio did not appear for his real estate appeal. It was brought to the BAA's attention that the Town did not receive back notification of receipt/signature on the certified letter that was sent to Mr. Bochicchio indicating the time of his scheduled appeal hearing this evening. The clerk verified that there were no telephone calls and/or messages received, prior to this evening's meeting, indicating any conflicts with any appellants scheduled hearing.

After some discussion, the BAA requested that the clerk send a letter, via standard mail, to Mr. Bochicchio explaining the scheduled appeals process and the certified letter that he did not retrieve at the post office. The BAA agreed to reschedule Mr. Bochicchio for an appeal on Tues, March 18, 2008 at 7:15 pm. If Mr. Bochicchio does not appear for this rescheduled appeal hearing and/or contact the clerk for a reschedule to fit his calendar, the BAA will make a decision on Mr. Bochicchio's appeal that evening. The clerk will mail the rescheduled hearing letter on Friday, March 14, 2008.

3. Hear Real Estate Appeals (Cont).

Doris and Bill Valentine – White Ave. (appt. for 7:45 pm, hearing began at 7:35)

Mr. Bill Valentine was present and sworn in by Mr. Ferrucci as the owner present to discuss this appeal. Mr. Ferrucci requested that Mr. Valentine re-sign and date the appeal form and informed Mr. Valentine that the proceedings were being tape recorded.

Mr. Valentine stated that he is a CT certified appraiser and real estate broker. He indicated that there may be some errors on the field card for this property that may change the way the assessment is calculated. Mr. Valentine indicated that the field card lists the home as a cape style, when, in fact, it is a ranch style home. Mr. Valentine stated that his mother, Doris Valentine, who has life use of the home, discussed the style of the home's descriptor with Mr. Kenny, but Mr. Kenny stated that the change from cape to ranch may not affect the assessment outcome. The field card indicates a 1.5 story area of 736 sq. ft. which is presumably referring to attic space (of which, Mr. Valentine stated, one cannot stand up straight in but does indeed run the length of the house) and another assessed area above the garage of 572 sq. ft., again, of storage space. Mr. Valentine indicated that this area is not a usable storage area.

Mr. Valentine noted 4 comparable homes in the neighborhood that may have an extra feature of two from this property, but are assessed less (ie. 1.5 bath vs. 1 bath and more sq. footage). Mr. Valentine stated that their house is 1044 sq. ft, has 1 bath and an unfinished basement. Comparables he noted were:

270 white ave – 1432 sq. ft., 1.5 bath and a finished basement (assessed less).

244 white ave. – 1500 sq. ft., 1.5 bath (assessed less).

289 white ave. – 1424 sq. ft. 1.5 bath (assessed a bit more).

259 white ave. – 1050 sq. ft., 1 bath, unfinished basement and according to Mr. Valentine, basically the same style/footprint of a home as theirs is with a lesser assessment.

Currently, Mr. Valentine's house is assessed at 178,900.00 by the Town. Mr. Valentine thinks it should be assessed at 158,000.00 if the appropriate corrections are made.

The BAA thanked the Mr. Valentine for his presentation and stated that the BAA would be meeting within the next two weeks to make decisions on the appeals. Once a decision has been made, the resident will receive notification of this decision, via certified mail, within 10 business days.

3. Hear Real Estate Appeals (Cont).

Mr. Joseph Mendello – lot on Watertown Rd. (appt. for 8:15 pm, heard at 8:10)

Mr. Joseph Mendello was present and sworn in by Mr. Ferrucci as the owner present to discuss this appeal. Mr. Ferrucci requested that Mr. Mendello re-sign and date the appeal form and informed Mr. Mendello that the proceedings were being tape recorded.

Mr. Mendello explained that he purchased this 1.42 ac lot on 2/15/08. The lot is currently assessed at 102,000.00 by the town and is considered a building lot. At the time of the closing, the property was reassessed and changed from farm land to a buildable lot.

Mr. Mendello was present to ask how this parcel could be classified as a buildable lot with the brook that runs through the middle of the property and amount of standing water within? Mr. Mendello submitted photos of the brook and standing water on the property for review by the BAA.

Upon review of the photos and testimony, the BAA suggested to Mr. Mendello that he must prove to the Town, in an official manner (engineering survey, rejection of a building permit, documentation from wetlands commission, etc.) that the parcel in question cannot be built upon. The BAA returned the photos to Mr. Mendello, for use in this pursuit. The BAA will table their decision on this appeal to allow Mr. Mendello time to obtain this documentation. If he can produce this data before the end of the BAA hearings, he can certainly return and present the information to the BAA. If the documentation is obtained after the close of the BAA hearings, the BAA will suggest that he continue to investigate these questions directly with the Town Assessor to further evaluate this appeal.

Ms. McAllister – 50 Yale Ave. (appt. time 8:45 pm – heard at 8:45).

Ms. McAllister was present and sworn in by Mr. Ferrucci as the owner present to discuss this appeal. Mr. Ferrucci requested that Ms. McAllister re-sign and date the appeal form and informed Ms. McAllister that the proceedings were being tape recorded.

Ms. McAllister purchased her home through a foreclosure for 125,000.00 on 8/31/2001. Currently, this home is assessed for 187,400.00 by the Town; Ms. McAllister would like to see an assessment of 175,000.00. Ms. McAllister provided an appraisal performed by Katherine Hall of Woodbury that places the fair market value of this home at 250,000.00 (Town's fmv is 267,700.00).

3. Hear Real Estate Appeals (Cont).

Ms. McAllister – 50 Yale Ave. (Cont.)

Ms. McAllister stated that her home is 1.75 levels, although, neighborhood homes that have 2 levels with comparable sq. footage and acreage are assessed lower than her home is assessed.

Ms. McAllister stated that the field card states that there is a functioning fireplace. Although there is a fireplace, it is not functioning. If used, smoke backs up into the house. Upon inspection, a professional informed Ms. McAllister that there was a repair done at one time that created an extra layer of bricks that blocks the path of creating a proper draft with the flue. It was uncertain if it would be safe to remove these bricks, as it is unknown what repair they were involved in originally.

The BAA stated that they would inquire as to the affect of a functioning vs. non functioning fireplace on the assessment prior to making their decision. The BAA also noted that the Town did not receive the certified letter receipt postcard return for Ms. McAllister's certified letter. Ms. McAllister stated that she had been away and that the certified letter was included in the bundle of mail she retrieved from the post office upon return; she was never required to sign for the letter but received it mixed in with the standard mail.

The BAA thanked the Ms. McAllister for her presentation and stated that the BAA would be meeting within the next two weeks to make decisions on the appeals. Once a decision has been made, the resident will receive notification of this decision, via certified mail, within 10 business days.

4. Approve meeting minutes of Monday February 25, 2008.

A **motion** was made by Ms. Cykley and seconded by Mr. Flanagan, Jr. to approve the meeting minutes of Monday, February 25, 2008 as submitted. This motion was unanimously approved by the members.

A **motion** was made by Ms. Cykley and seconded by Mr. Flanagan, Jr. to amend the agenda to indicate the correct day of the week for this meeting from Tuesday to Thursday. This motion was unanimously approved by the members.

5. Miscellaneous Discussion.

There was no additional discussion at this evenings meeting.

6. Comments from the Public.

There were no additional comments from the public at this evenings meeting.

7. Close of Meeting.

A **motion** was made by Ms. Cykley and seconded by Mr. Flanagan, Jr. to conclude the meeting at 9:15 pm. This motion was unanimously approved by the members.

The next meeting of the BAA will be held on Saturday, March 15, 2008 from 9 am to 1 pm in the Town Hall Assessor's Office.

Respectfully submitted,

Janet P. von Kanneurff, recording clerk

3/15/08

CC:

Stephen R. Ferrucci, III, Chairman
Marilyn Cykley
Robert Flanagan, Jr.
Town Assessor
Town Clerk
First Selectman