



TOWN OF MIDDLEBURY

Board of Assessment Appeals

September 19, 2020

Meeting Minutes

Members present:

Stephen R. Ferrucci, III

Robert J. Flanagan, Jr.

1. Chairman Stephan R. Ferrucci III, called the Board of Assessment meeting to order at 10:10 a.m. Commissioner Brendan M. Browne was excused of his duties due to unforeseen personal reason.
2. Due to the Coronavirus pandemic, the board was practicing social distancing per executive order of Governor Lamont. Each appellant appeared before the board in person wearing a face mask and maintained a respected social distance of six feet.
3. All oaths were administered verbally and sworn to by each appellant under penalty of perjury.
4. **Voted:** Unanimously on a motion by Chairman Stephen R. Ferrucci and seconded by Robert J. Flanagan to approve all usual and customary expenses and the Board of Assessment Appeals meeting in March 2021 for real estate/personal property appeals.

Appeal of: 2015 BMW X5

Owner: JoAnn S. Cappelletti

JoAnn S. Cappelletti provided a written statement of permission to the board allowing agent Robert V. Cappelletti Sr. to speak on her behalf.

Present: Robert V. Cappelletti Sr.

Reason for Appeal: Robert V. Cappelletti Sr. stated that the above mentioned vehicle has a rebuilt salvage flood title. The vehicle is currently inoperable in a dealership repair facility with possible computer failure. Mr. Cappelletti provided the current assessor's values reflect market value at \$30,500 and assessment of \$21,350. He feels the vehicle is valued excessive due to the current condition and values should be reduced by 50% which would more accurately reflect current market value of said vehicle.

Decision: Voted: Unanimously on a motion by Chairman Stephen Ferrucci and second by commissioner Robert Flanagan that the board reduces the assessment by 50% based on the documentation provided and title information. The appellants estimated market value of \$15,250 and assessed value of \$10,675 will be granted.

Appeal of: 2010 BMW 750LI**Owner: Robert V. Cappelletti Sr.****Reason for Appeal:** Robert V. Cappelletti Sr. has appealed the fore mentioned vehicle on the 2013GL. He stated the vehicle was rebuilt after a total loss claim by the insurance company and currently has a salvage rebuilt title. Mr. Cappelletti Sr. provided documentation from BMW of North Haven which supports the claim of total loss. The dealership also states in the letter the vehicle has a factory warranty which is voided due to the severity of damage. The vehicle has also been documented as a flood damaged vehicle. The dealership has an estimated value of 50% of market value.**Decision: Voted:** Unanimously on a motion by Chairman Stephen Ferrucci and second by Robert J. Flanagan that the board decide to grant the appeal and lower the market value to \$5,885 and assessment to \$4120. This reflects 50% of market which was accurately supported with documentation provided.**Appeal of: 2017 Audi Q7****Owner: Robert V. Cappelletti Jr.****Present: Robert V. Cappelletti Jr.****Reason for Appeal:** Robert V Cappelletti Jr. states the 2017 Audi Q7 has a rebuilt title and the true mileage is unknown for the vehicle. The resale market does not support the value assessed and should be reduced by 50%.**Decision: Voted:** Unanimously on a motion by Commissioner Robert Flanagan and second by Chairman Stephen Ferrucci that the board reduce the assessment to \$13547. The decision is based on 50% of the NADA value not the appellants estimated value supplied on the application.**Appeal of: 2011 Lexus RX350****Owner: Robert V. & Kristen L. Cappelletti****Present: Robert V. Cappelletti Jr.****Reason for Appeal:** Mr. Cappelletti Jr. stated the vehicle was appealed in the past and documentation was provided from Autohaus Inc. which supports a 50% reduction in value. Mr. Cappelletti Jr. stated the vehicle has a rebuilt title which does not hold the same market value as a vehicle with clean title.**Decision: Voted:** Unanimously on a motion by Commissioner Robert Flanagan and second by Chairman Stephen Ferrucci that the board grants the appellants estimated market value of \$8129 and assessed value of \$5690.

Appeal of: 2009 Carry-all 4x6 Trailer

Owner: Stephen R. Ferrucci III

Present: Stephen R. Ferrucci III

Reason for Appeal: Mr. Ferrucci states the trailer was purchased 10yrs ago for \$300 and its current condition is very poor with little value.

Decision: Voted: Commissioner Robert Flanagan voted in favor of the board reducing the value to the minimum trailer market value of \$300 on a motion second by Stephen R. Ferrucci. Chairman Stephen R Ferrucci sustained from the vote.

Attest:

Stacie K. Maldonado
Recording Secretary