

Minutes of the April 26, 2011 Board of Assessment Appeals Meeting

Present: Joseph Gardner & T. Allan Palmer

Chairman Palmer opened the meeting at 7:35 P.M.

The purpose of the meeting is to act upon grievances on the October 1, 2010 Grand List as follows:

Brian A Kuerbitz
2 Babcock Hill Road
Lebanon, Ct. 06249

Reason for appeal: Town appraised value at \$656,240 is too high. Being charged excessive property tax.

Comments of Board: Basement and sunroom are unfinished. Overall condition is average + (60%)

Action: Was: 459,360 Is: 367,700

Michael Cavanaugh
Darlene Wagner
140 Gates Road
Lebanon, Ct. 06249

Reason for appeal: Appraisal done in March of 2011 is substantially less than Lebanon Town Appraised parcel value.

Comments of Board: Remove wood stove and gas fireplace/stove.

Action: Was: 269,130 Is: 266,450

Eric Swanson
152 Geer Road
Lebanon, Ct. 06249

Reason for appeal: Assessment way to hi.

Comments of Board: Appeal withdrawn at hearing.

Action: No Action

Bruce A Cagenello
81 Stratton Forest Way
Simsbury, Ct. 06070

Property 217 Lakeside Drive

Reason for appeal: To lower assessment. Comparable assesasments and lot sales do not support current assessment.

Comments of Board: Property appears to be appropriately assessed.

Action: No Action

Richard Connelly
191 Clarke Road
Lebanon,Ct.06249

Reason for appeal: market value, unfair comparisons, overvalued. Assessment value unreasonable.

Comments of Board: Correct porch measurements; reduce completion complete to 55% increase wetland factor on additional land.

Action: Was: 217,970 Is: 201,070

Benjamin Ancona
411 Flanders Road
Coventry, Ct. 06238

Property
1280-1300 Trumbull Hwy

Reason for appeal: 2009 Annual Income and Expense report went by facsimile on 4/8/10.

Comments of Board: There was no evidence that the faxed form was received by the assessor.

Action: No Action

Wayne & Ligo Handfield
146 Lakeshore Drive
Lebanon, Ct. 06249

Reason for appeal: Second assessment increase for the same addition – new assessment is not in line with comps for similar properties.

Comments of Board: Property appears to be appropriately assessed.

Action: No Action

James Randall
1108 Exeter Road
Lebanon,Ct. 06249

Reason for appeal: Excessive assessment.

Comments of Board: Grievant failed to appear before the Board.

Action: No Action

Jane Erway
219 Lakeshore Drive
Lebanon,Ct. 06249

Reason for appeal: Neighbors with more water frontage + better hoiuses pay less + seasonal live year round + get tax breaks.

Comments of Board: Property appears to be appropriately assessed.

Action: No Action

Robert H & Ann Marie Ragalia
P. O. Box 8091
Berlin, Ct. 06037

Property: 1 Stacy Lane

Reason for appeal: No other property in Lebanon has a C factor of 1.5 Institution of “res exces” and application of a C factor if 1.5 is excessive and does not result in an equitable land valuation.

Comments of Board: Property is unique; there is no comparable property in Lebanon. This uniqueness is reflected in the C factor of 1.5. Property appears to be appropriately assessed.

Action: No Action

Kenneth J Lavoie
501 Deepwood Drive
Lebanon, Ct. 06249

Reason for appeal: Increase in taxes, overtaxed, no change in size of property from last year.

Comments of Board: Grievant failed to appear before the Board.

Action: No Action

Melissa L. Drum
P.O. Box 98
Lebanon,Ct. 06249

Reason for appeal: Contents of store belonged to venders. 5,000 assessed value of owners contents.

Comments of Board: Reduce personnel property to 12,000 plus penalty. The board can not remove the penalty.

Action: Was: 25,000 Is: 15,000

William & Jennifer LeMay
65 Lawerence Drive
Lebanon, Ct. 06249

Reason for appeal: Value of Pool.

Comments of Board: Grievant failed to appear before the Board.

Action: No Action

Daniel Dumik
360 Beaumont Hwy
Lebanon, Ct. 06249

Property 116 Card Street

Reason for appeal: Property values have decreased in the past few years. I can't justify the huge jump in assessment value.

Comments of Board: The increase is due to land change from former owners forest land classification.

Action: No Action

Douglas Mullen
20 Country Lane Drive
Kings Park Ny. 11754

Personnel Property
271 Leonard Bridge Road

Reason for appeal: Value of camper is higher than last year I sold it for \$3,000.

Comments of Board: Grievant failed to appear before the Board.

Action: No Action

Glen Coutu
325 Cook Hill Road
Lebanon, Ct 06249

Reason for appeal: Assessed value believed to be too high due to inaccurate comp values.

Comments of Board: Property appears to be appropriately assessed. Remove whirl pool tub.

Action: Was: 259,100 Is: 258,590

Leon Liebman
1593 Exeter Road
Lebanon, Ct. 06249

Property - Lake Williams
Island # 5

Reason for appeal: Condition of buildings, Residential islands are unbuildable.

Comments of Board: Combine islands with other property on map 242/33. Reduce House Appraised value to 60,000.

Action: Was: 585,130 Is: 259,340

Arpad Gaal
206 Sibley Road
Burlington, Maine 04417

Property: 1 Congdon

Reason for appeal: Assessed in lake District

Comments of Board: A portion of the property is in the lake district. Property appears to be appropriately assessed.

Action: No Action

Motion to approve the changes by Joseph Gardner, seconded by T. Allan Palmer. Voted unanimously.

The meeting was closed at 8:35 P. M.

Signed,

T, Allan Palmer,
Chairman