

Minutes
March 27, 2014
REGULAR MEETING

LEBANON BOARD OF ASSESSMENT APPEALS

The meeting (hearing) was held at the Lebanon Town Hall at 7:30P.M. on Thursday March 27, 2014.

Present : Donna Wallace Jan Van Woerkem, & T. Allan Palmer

Jean K. Reichard
P.O. Box 33
Lebanon Ct. 06249

Property – Mack Road

Reason for appeal: This is a 4 acre land locked, vacant, unbuildable, woodlot as previously documented and assessed. The description now classifies this lot as a building lot valued at \$25,200.

Comments of Board: Lot has been classified as unbuildable by the town planner.

Action: Was 25,200 Is 8,400

Richard A. Goldstein
379 Goshen Hill Road
Lebanon Ct. 06249

Property – Farm Equipment 112 Kick Hill

Reason for appeal: Failed to file M-28 farm equipment application by deadline. Was not familiar with information on form and requirements.

Comments of Board: Grievant failed to file on time the Board is unable to reduce the assessment.

Action: No action.

Stephen Nettleton
65 Sycamore Road
South Windsor, Ct 06074-3529

Property – 106 Lakeshore Drive

Reason for appeal: Private appraisal Question Lake frontage, Dock valuation. Plumbing is torn out and walls damaged for electric.

Comments of Board: A 35% depreciation Factor was given on the house. Decrease the dock valuation to 40% condition factor.

Action: Was 173,030 Is 172,850

David P. & Loris Springer
56 Lake Williams Drive
Lebanon Ct. 06249

Reason for appeal: This piece of property is used for the leach field for the main property 56 Lake Williams Drive. We appealed the 2008 evaluation for the same reason and was granted.

Comments of Board: Lot is used as a septic system to another parcel and is "excess Acreage".

Action: Was 19,980 Is 830

Michele & Zeljko Boskovic
11 Michele Lane
Mansfield Ct. 06250

Property – 489 Deepwood Drive

Reason for appeal: The new assessment conducted by Vision Government Solutions for our cottage is way over valued. Since we bought the cottage at 489 Deepwood Drive in February 2011, the value of real-estate has gone down; we clearly overpaid for this cottage.

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action.

Christopher Wallace
114 York Road
Berlin, Ct. 06037

Property – Ryan Terrace Lots 203 and 204

Reason for appeal: Land is useless with your zoning changes Attached 2003- 1013 Please tell me where in Ct. where land has tripled!

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Edward Walkowicz
5 Yale Street
Chicopee, Ma. 01020

Property – Woodland Road

Reason for appeal:

Comments of Board: Appeal withdrawn

Action: No action

Richard Haigh
460 Yellow Brick Road
Orange, Ct 06477

Property – 344 Lakeside Drive

Reason for appeal: Excessive increase in property value assessment.

Comments of Board: Adjustment made for lake front cove condition.

Action: Was \$206,280 Is \$190,900

Nichole A Levine
34 Old Country Road
Oxford, Ct. 06478

Property – Lakeside Drive

Reason for appeal: Considering recent down turn in home/land values I believe this lot is over-valued.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action.

Brian & Nichole McGarth
34 Old Country Road

Oxford, Ct. 06478

Property – Lakeside Drive

Reason for appeal: We believe the land has been over-valued at \$158,690. We have no issue with the assessment of the building at \$37,810.

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action.

Sherri-Ann Martin
Amston Lake District
P.O. Box 95
Amston, Ct 06231

Property – Deepwood Drive (2)

Reason for appeal: Property is owned by Lake District and used for non-waterfront owners to access lake.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Robert Wislocki
20 Deerfield Lane
Bethany, Ct. 06524

Property – Red Cedar Lake Island (3)
Lakeside Drive

Reason for appeal: Islands are unbuildable. Lot is unbuildable.

Comments of Board: Islands and lot have been classified as unbuildable by the town planner.

Action:	Was	Is
Map 107 lot 7	4,240	840
Map 107 lot 147	3,270	310
Map 107 lot 148	3,510	460
Map 106 lot 20	35,670	1,440

James Grover

1102 Trumbull Highway
Lebanon Ct. 06249

Property – Farm Equipment

Reason for appeal: Failed to file on time.

Comments of Board – Grievant failed to appear before the Board, The Board of Assessment Appeals cannot change the assessment if a grievant fails to appear.

Action: No action

Robert A Hathaway
60 Hillcrest Drive
Vernon, Ct. 06066-4206

Property – 267 Lake Shore Drive

Reason for appeal: 26% increase in proposed assessment does not reflect recent home sale prices.

Comments of Board: Property is appropriately assessed as similar properties

Action: No action.

Helen B. Pasiuk
6 Esterly Farms Road
Madison, Ct. 06443

Property – 94 Lakeside Drive

Reason for appeal: I am questioning the \$43,670 increase in the appraisal of this property since of the structure and subsequent completed appraisal as of 7-15-2011, which at that time was \$202,820.

Comments of Board: Property is appropriately assessed as similar properties

Action: No action.

Richard Serafino
262 Park Avenue
Naugatuck Ct. 07770

Property – Lakeside Drive

Reason for appeal:

Comments of Board: Duplicate appeal.

Action: See Robert Wislocki - Lakeside Drive

Daniel J. & Nancy L Tennant
12 Hearthstone Drive
Hebron, Ct. 06248

Property – Fox Island A
Lakeshore Drive

Reason for appeal: Island - Land appraisal approx. 2 times market value.
Lakeshore Drive – Appraisal inconstant with other similar properties.

Comments of Board: Property is appropriately assessed as similar properties

Action: No action.

Penny Hermann
P.O. Box 216
Windsor, Ct 06095

Property – 58 Lakewood Drive

Reason for appeal: Valued in excess of sale price of year-round waterfront properties.
My property is seasonal & is unable to become year-round due to lack of access.

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action.

Donald Jacobs
5490 Baybranch Crossing
Desputanta Va. 23842

Property – Bush Road

Reason for appeal: New assessment exceeds market value of property.

Comments of Board – Grievant failed to appear before the Board, The Board of Assessment Appeals cannot change the assessment if a grievant fails to appear.

Action: No action

Wynn H. Elwell
825 Pleasant Street
Willimantic Ct. 06226

Property Kingsley Road

Reason for appeal: Wetlands.

Comments of Board: Property is part of a larger lot in Windham and is “excess acreage”

Action: Was 23,750 Is 9,990

Noel H. Aube
100 Maple Avenue
Meriden, Ct. 06450-4705

Property – Deepwood Drive

Reason for appeal: Inflated assessment.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action.

Dominic Bendzinaki
DMB Appraisal
7 Smith Street East
Hampton, Ct. 06424

Property of Estate of Murray Ostrager

Property – Deepwood Drive Map 103 lot 98

Reason for appeal: Assessment increased over 400% Parcel is not buildable.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Estate of Murray Ostrager

Property – Map 101 Lot 1 Exeter Rd – Lake Bottom

Reason for appeal: Property is lake bottom. Property is unbuildable and has no market value.

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action

Property of Estate of Murray Ostrager et al

Property – Clubhouse Road Map 243 lot 101

Reason for appeal: Property is wet most of the year and likely not suitable for building.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Estate of Murray Ostrager

Property – Wildwood Road Map 105 Lot 72

Reason for appeal: Assessment increased by 100% Lot last sold in 11/27/08 for \$2,000.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Estate of Murray Ostrager

Property – Lake Williams Drive Map 102 lot 9

Reason for appeal: Assessment went up over 50%

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Barry Ostrager

Property – 87 Deepwood Drive

Reason for appeal: Increase of 40%

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action

Property of Barry Ostrager

Property – 61 Wildwood Drive.

Reason for appeal: Numerous comps show the subjects fair market value to be \$60,000 - \$82,000.

Comments of Board: Property is appropriately assessed as similar properties.

Action: No action

Property of Estate of Murray Ostrager

Property – Lake Williams Drive Map 239 lot 47

Reason for appeal: Assessment increased over 50%

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Amston Lake Co. & Estate of Murray Ostrager

Property – Ledge Road Map 104 lot 22.001

Reason for appeal: small lot is landlocked with no road frontage and can't be built on.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Estate of Murray Ostrager

Property – Lakeview Heights Map 105 lot 158

Reason for appeal: Assessed value increased by 20%

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Estate of Murray Ostrager

Property – Ryan Terrace Map 103 lot 27

Reason for appeal: Assessed increased 100% Lot most likely not suitable for building.

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Property of Glenn Ostrager

Property – 44 W. Woodland Drive Map 104 lot 76

Reason for appeal: Dwelling in poor condition,

Comments of Board: Property was given 40% depreciation. Property is appropriately assessed as similar properties.

Action: No action

Property of Glenn Ostrager

Property – 509 Deepwood Drive

Reason for appeal: Property in poor condition. (should be condemned)

Comments of Board: Property is appropriately assessed as similar properties. Demolition permit has been granted.

Action: No action

Property of Rhoda Ostrager

Property – Park Road Map 105 lot 87

Reason for appeal: Assessed value up over 100%

Comments of Board: Property is appropriately assessed as similar properties. Grievant needs to have the property classified as “unbuildable” by the Town Planner.

Action: No action

Motion to approve the above actions by Donna Wallace, seconded by Jan Van Woerkem.
Voted unanimously.

Moved to accept changes by the Assessor to the grand list after January 31, 2014. Passed unanimously.

The meeting was closed at 8:25 P. M.

Signed,

T, Allan Palmer,
Chairman