

## Board of Assessment Appeals March 23, 2017 Meeting Minutes

Present: Steve Salisbury and T. Allan Palmer

Chairman Palmer opened the meeting at 7:30 P.M.

Randy & Donna Richards

195 Seneca Drive

Groton Ct. 06340

Property: 338 Deepwood Drive

Reason for appeal: Our summer cottage at 338 Deepwood Drive is only used 3-4 months per year, is not built for year round and would take a lot of money to live in year round yet taxes are very similar to surrounding year round house.

Comments of Board: Property is appropriately assessed compared to similar properties.

Action: No action.

Erica Givone

10 Beaumont Highway

Lebanon Ct. 06249

Property: 10 Beaumont Highway

Reason for appeal: Appraisal value and current assessment not reflective of current property appraised value.

Comments of Board: Reduce grade from "average +" to "average", reduce depreciation code from "Good" to "Average", remove loft over garage, change shed on the deck to enclosed finished porch.

Action: Was 199,450 - Is 178,720

John Musial

131 Tobacco Street

Lebanon, Ct. 06249

Property: 131 Tobacco Street

Reason for appeal: Excessive evaluation.

Comments of Board: Assessor previously removed demolished buildings. Property is appropriately assessed compared to similar properties.

Action: No action.

Christine Liscum  
28 Adams Heights Rd  
Lebanon, Ct. 06249

Property: Personal Property

Reason for appeal: I did one craft fair & I wanted to do it legally but I decided not to continue selling jewelry because I was offered a different job.

Comments of Board: Board requested additional information at the hearing, but has not received it.

Action: No action.

Gary H. Tylinski  
119 Scott Hill Road  
Lebanon Ct. 06249

Property: Motor Vehicle Supplemental -2015

Reason for appeal: Actual value is much less than book value due to documented accident history and poor quality of body and paint repairs.

Comments of Board – 2002 Acura is not show quality. Change factor to average.

Action: Was 58,100 – is 45,500

Cory Spaulding  
4142 Mariner Blvd #408  
Spring Hill, Fl. 34609

Property: 716 Beaumont Highway

Reason for appeal: Reduce property assessment to fair market value.

Comments of Board: Change grade from “Very Good +” to “Very Good” add third fireplace.

Action: Was 924,570 - Is 826,010

Eric Bender  
118 Rafferty Road  
Lebanon Ct. 06249

Property: Farm Equipment

Reason for appeal: Farm machinery trend has been down since 2013.

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

Lincoln Chesmer  
129 Bogg Lane  
Lebanon Ct. 06249

Property: Kick Hill Road

Reason for appeal: Farmland to be cleared of brush. Wants farmland classification.

Comments of Board: Property is currently not being farmed, is not contiguous with other classified land and is not part of the existing farm unit.

Action: No action

Patricia Sutherland Rock  
P.O. Box 320075  
Fairfield, Ct. 06825

Property: Lake Williams Island #2

Reason for appeal: Market value of island is no more than \$200,000 Based on recent sale of island #9, Zillow estimate and real-estate appraisal. Specifically, the waterfront factor for islands is too high.

Comments of Board – At its March 30 2012 the Board found:” Property is unique. The uniform assessment factors for seasonal lake properties appear to be appropriately applied.”  
Property is appropriately assessed compared to similar properties.

Action: No action

The meeting was adjourned at 8:20 P.M.  
Signed

T. Allan Palmer,  
Chairman