

Minutes of the March 29, 2012 Board of Assessment Appeals Meeting

Present: Joe Gardner, Donna Wallace and T. Allan Palmer

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

The following appeals were reviewed:

Linda A. Wagner
Gerard R. Aubin
340 Babcock Hill Road
Lebanon, Ct. 06249

Property – 204 Deepwood Drive

Reason for appeal: Roof replacement needed for maintenance purposes –severe leaking.

Comments of Board: Property appears to be appropriately assessed.

Action: No action.

Anthony & Alison Leone
814 Exeter Road
Lebanon, Ct. 06249

Property – 814 Exeter Road

Reason for appeal: Assessment on porch (rear) is too high. Porch already in assessment – windows assed \$6,540, whole porch only cost \$7,700 to put up total.

Comments of Board: Property appears to be appropriately assessed.

Action: No Action

Samantha Allard
23 Briggs Road
Lebanon, Ct. 06249

Property – Personnel Property

Reason for appeal: Penalty for non receipt of assessment information. My completed form was sent in timely.

Comments of Board: Grievant did not provide board with evidence of filing. The board of Assessment Appeals cannot remove a penalty for non filing.

Action: No action

Stefan Kent
Janice Hall
326 Lebanon Avenue
Lebanon, Ct. 06249

Property – 326 Lebanon Avenue

Reason for appeal: Assessment exceeds appraised market value and local recently sold comparable property.

Comments of Board: Property appears to be appropriately assessed.

Action: No action.

Elizabeth Kirsch
65 Pigeon Swamp Road
Lebanon, Ct. 06249

Property – 65 Pigeon Swamp Road

Reason for appeal: Questioning increase in assessment with no new improvements.

Comments of Board: Fireplace not previously on assessment was added. Property appears to be appropriately assessed.

Action: No action.

Robert Ajemian
3 Roger Foot Road
Lebanon, Ct. 06249

Property – Roger Foot Road

Reason for appeal: Land not fit for building due to wet lands, no utilities available on poorly maintained read.

Comments of Board: Property has not been rejected for building by the Planning and Zoning commission. Property appears to be appropriately assessed.

Action: No Action.

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

Property – Lake Williams Island #2

Reason for appeal: Nearby properties adjacent to LW with more property/land and or larger homes have lower assessments.

Comments of Board: Property is unique. The uniform assessment factors for seasonal lake properties appear to be appropriately applied

Action: No action

Chris & Gail Pearl
20 Hillside Drive
Lebanon, Ct. 06249

Property – Personnel Property

Reason for appeal: No equipment on property.

Comments of Board: Remove personnel property.

Action: Assessment Was 1,250 Is 0

Mary Caler Wilson
John Wilson
167 Mack Road
Lebanon, Ct. 06249

Property – 167 Mack Road

Reason for appeal: There was not a new flue installed. A woodstove was hooked up to a flue that was there since the house was built.

Comments of Board: Property (Stove assembly) is uniformly assessed with other similar properties woodstove assemblies.

Action: No Action

Jennifer & David Kukucka
135 Martin Road
Hebron, Ct. 06248

Property – Personnel property

Reason for appeal: Farm machinery exemption.

Comments of Board: Exemption application was filed on time Schedule F was not filed until after grand list was signed by assessor. Grant exemption.

Action: Assessment Was 17,640 Is 0

Mathew Williams
194 Goshen Hill Road
Lebanon, Ct. 06249

Property – Personnel property

Reason for appeal: Farm Machinery exemption not received from accountant until January 23, 2012

Comments of Board: Grant Exemption

Action: Assessment Was 49,310 Is 39,870

Benjamin Ancona
411 Flanders River Road
Coventry, Ct. 06238

Property – 42 Village Hill Road

Reason for appeal: To restore 490, correct excess acreage appraisal too high for house and out buildings.

Comments of Board: House and out buildings are appropriately assessed. Owner would need to provide a land survey to change acreage. Restore 490 exemption as per previous ruling.

Action: Land Assessment Was 90,380 Is 13,600

Motion to accept all actions made by Joe Gardner seconded by Donna Wallace – passed.

The meeting was adjourned at 8:15 P.M.

Signed

T. Allan Palmer,
Chairman