

Board of Assessment Appeals 3-10-2016

Meeting called to order at: 5:30 p.m. by Debra DeFelice.

Present: Debra DeFelice, Chad Spooner, Matt Thompson

The following hearings took place on March 10, 2016.

The following decisions were made:

DAVID FOLEY		125 WILDWOOD CIR.	
BUSINESS HAS BEEN CLOSED.			
	Application Rejected		
x	Application Accepted		
Previous Assessed Value \$380		New Assessed Value \$0	
Special Notes/Instructions Unanimous in favor of \$0.		UNANIMOUS TO LOWER-BUSINESS HAS DISOLVED.	

NORTHEAST VINYL & CANVAS SEWING WKS. LLC		587-40 WALLINGFORD RD.	
COMPANY HAS DISSOLVED.			
	Application Rejected		
x	Application Accepted		
Previous Assessed Value \$7770		New Assessed Value \$0	
Special Notes/Instructions		Unanimous in favor of \$0. BUSINESS DISSOLVED.	

LOWE EXCAVATING & CONSTRUCTION, LLC		250R TRI MOUNTAIN RD.	
PETER LOWE			
	Application Rejected		
x	Application Accepted		
Previous Assessed Value \$21,000		New Assessed Value \$5000	
Special Notes/Instructions LOWE EXCAVATING & CONSTRUCTION, LLC 250R TRI MOUNTAIN RD. DURHAM, CT 06422		UNANIMOUS IN FAVOR OF \$5000.	

J&T ROUTE 68 PROPERTY MANAGEMENT, LLC		39 OZICK DR.	
JOHN OZYCZ			
NEW ASSESSMENT TOO HIGH COMPARED TO OTHER BUILDINGS SAME DESIGNATION IN THE AREA.			
	Application Rejected		
	Application Accepted		
Previous Assessed Value \$561,820		New Assessed Value	
Special Notes/Instructions			

UNANIMOUS-KEEP HEARING OPEN.	

J&T ROUTE 68 PROPERTY MANAGEMENT, LLC		30 OZICK DR.	
JOHN OZYCZ			
NEW ASSESSMENT TOO HIGH COMPARED TO OTHER BUILDINGS SAME DESIGNATION IN THE AREA.			
	Application Rejected		
	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$805,980			
Special Notes/Instructions		UNANIMOUS-KEEP HEARING OPEN.	

KENNETH & MELISSA DIVITO		265 TRI MOUNTAIN RD.	
HISTORY OF BULLET STRIKES AND CONTINUED OPERATIONS OF THE BLUE TRAIL RANGE			
X	Application Rejected		
	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$143,150		\$143,150	
Special Notes/Instructions		UNANIMOUS TO REJECT DUE TO CURRENT 30%	

	REDUCTION.

JOHN & ELEANOR LANDERS		264 SKEET CLUB RD.
HOME IS OVERSHADOWED BY HUGE UTILITY POLES.		
	Application Rejected	
x	Application Accepted	
Previous Assessed Value \$285,880		New Assessed Value \$240,000
Special Notes/Instructions		UNANIMOUS TO REDUCE DUE TO UTILITY POLE.

BRIAN DREYFUS		105R JOHNSON LA.
OWNER BELIEVES RECENT REVAL OVERESTIMATES ITS VALUE IN RELATION TO OTHER PROPERTIES ON STREET.		
	Application Rejected	
x	Application Accepted	

Previous Assessed Value \$326,550	New Assessed Value \$315,000
Special Notes/Instructions	UNANIMOUS TO LOWER DUE TO REASSESSMENT WAS SLIGHTLY HIGH.

WARREN HERZIG		310 MAIDEN LA.	
QUESTION FURNITURE AND FIXTURES, MISTAKE ON ELECTRONIC EQUIPMENT.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value \$2580		New Assessed Value \$830	
Special Notes/Instructions 47R JOHNSON LA. DURHAM, CT 06422		NO HOME OFFICE OR DATA EQUIPMENT. UNANIMOUS TO LOWER ASSESSMENT.	

BASCOM & BENJAMIN, LLC		360 MAIN ST.	
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	

\$25,100 (includes 25%)	\$20,193
Special Notes/Instructions	MATT THOMPSON AND CHAD SPOONER IN FAVOR, DEBRA DEFELICE IN OPPOSITION, TO LOWER DUE TO SUBMITTED DECLARATION OF \$23,078.19 PLUS 25% PENALTY.

BENOIT LANDRY		596 HIGGANUM RD.
X	Application Rejected	
	Application Accepted	
Previous Assessed Value		New Assessed Value
\$254,870		\$254,870
Special Notes/Instructions		UNANIMOUS TO REJECT.

BENOIT LANDRY		596 HIGGANUM RD.
LANDRY PLUMBING & HEATING		
	Application Rejected	
X	Application Accepted	

Previous Assessed Value \$1620	New Assessed Value \$1000
Special Notes/Instructions	NO HOME OFFICE OR OFFICE SUPPLIES. UNANIMOUS TO LOWER TO \$1000.

RICHARD & LUCILLE HANLEY		111 JOHNSON LA.	
OWNER BELIEVES THE ASSESSMENT TOO HIGH COMPARED TO MARKET VALUE, COMPARABLE SALES, ABUTTING NEIGHBOR REVAL AND LIMITED MARKET FOR HOUSES WITH ACCESSORY APARTMENTS.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value \$378,490		New Assessed Value \$364,000	
Special Notes/Instructions		UNANIMOUS TO LOWER TO \$364,000 BASED ON A CURRENT APPRAISAL AND OTHER SUPPORTING DOCUMENTS.	

GREG & ROSE HANKS		212 MAIDEN LA.	
OWNER BELIEVES NEIGHBORING HOUSES BRINGING DOWN THE VALUE OF HOUSE. TRYING TO SELL AND VALUE OF HOUSE HAS DECLINED FROM ORIGINAL PURCHASE PRICE 16 YEARS AGO.			

	Application Rejected	
	Application Accepted	
Previous Assessed Value		New Assessed Value
Special Notes/Instructions		APPLICANT DID NOT SHOW.

MOTION BY MATT THOMPSON, SECONDED BY CHAD SPOONER, TO NOT HEAR THE COOLEY APPLICATION DUE TO LATE SUBMISSION. MOTION PASSED.

MOTION BY MATT THOMPSON, SECONDED CHAD SPOONER, TO ADJOURN AT 9:28 PM. MOTION PASSED.

RESPECTFULLY SUBMITTED,

Jennifer Keogh

JENNIFER KEOGH