

Board of Assessment Appeals 3-12-2016

Meeting called to order at: 9:00 a.m. by Debra DeFelice.

Present: Debra DeFelice, Chad Spooner, Matt Thompson

The following hearings took place on March 12, 2016.

The following decisions were made:

CHAD MINERVINI		173 MEETING HOUSE HILL RD.	
MINI BEES, LLC			
FAILED TO FILE.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$5560		\$223.75	
Special Notes/Instructions		FIRST YEAR IN BUSINESS. DOES NOT HAVE MOST OF THE EQUIPMENT LISTED. UNANIMOUS TO LOWER TO \$223.75	

MARTIN ROCHETTE		86 CREAMERY RD.	
SEABREEZE HAULING			
FORGOT TO FILE, OWNER BELIEVES EQUIPMENT ASSESSED TOO HIGH.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$15,910		\$13,750	
Special Notes/Instructions		UANANIMOUS TO LOWER ASSESSMENT.	

LINDA LAWRENCE	92 INDIAN LA.
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X	Application Rejected	
	Application Accepted	

Previous Assessed Value	New Assessed Value
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Special Notes/Instructions	
DID NOT SHOW, NO CHANGE.	

RITA E. MARENNA REVOCABLE TRUST DATED MAY 8, 2014	40 BERNADETTE LA.
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	Application Rejected	
X	Application Accepted	

Previous Assessed Value	New Assessed Value
\$321,230	\$279,999

Special Notes/Instructions	TOPOGRAPHY OF LAND, LOCATION OF WELL IN BACK YARD, DRILLED WELL IN FRONT YARD. THE
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REP. BY APPRAISER FREDERICK KAMP	HOUSE IS ON THE MARKET FOR \$399,900 AND THE COMMITTEE VOTED TO USE THIS AMOUNT AS THE VALUE.

KIRSTEN ANDERSON		80 CESCA LA.	
OWNER BELIEVES ASSESSMENT DOES NOT REFLECT CURRENT VALUE.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$444,710		\$420,000	
Special Notes/Instructions		UNANIMOUS DUE TO LOWER CURRENT VALUE.	

JAMES & MAUREEN FINALDI		70 WHEELER HILL DR.	
CONTINUED SEVERE BLIGHT.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$173,950		\$152,100	
Special Notes/Instructions		UNANIMOUS TO LOWER ASSESSMENT DUE TO	

	BLIGHTED PROPERTY IMMEDIATELY NEXT DOOR.

JOSHUA SARACENO		1286 ARBUTUS ST.
	Application Rejected	
X	Application Accepted	
Previous Assessed Value \$171,850		New Assessed Value \$155,016
Special Notes/Instructions 52 LAKE RD. MIDDLEFIELD, CT 06455		UNANIMOUS 20% REDUCTION ON LAND VALUE BASED ON TOPOGRAPHY AND WATER ISSUES.

TIFFANY HESSER & DANIEL DYKAS		168 MAIN ST.
OWNER STATES NO CHANGES DONE TO HOUSE, ALL OTHER HOUSES HAVE GONE DOWN IN VALUE.		
	Application Rejected	

X	Application Accepted	
Previous Assessed Value \$182,910		New Assessed Value \$172,910
Special Notes/Instructions		UNANIMOUS DUE TO BUILDING GRADE AND LOT GRADE ARE TOO HIGH.

DAVID ADAMS		23R FOX LA.
OWNER BELIEVES DOES NOT REFLECT CURRENT VALUE.		
	Application Rejected	
X	Application Accepted	
Previous Assessed Value \$315,980		New Assessed Value \$308,000
Special Notes/Instructions		UANANIMOUS TO LOWER DUE TO GRADE OF PROPERTY AND COMPARABLES IN THE AREA.

ROBERT & ELIZABETH BOOZ		56 BANTA LA.	
OWNER BELIEVES OVER VALUATION COMPARED TO EXACT OR COMPARABLE HOMES IN DEVELOPMENT.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$324,170		\$314,300	
Special Notes/Instructions		UNANIMOUS DUE TO BANK APPRAISAL AND REASSESSMENT, AND SIMILAR MARKET COMPS.	

DURHAM MOUNTAIN VIEW, LLC		35 WINSOME RD.	
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$785,960		\$698,740	
Special Notes/Instructions		INDUSTRIAL PROPERTY-30,000SF	
AMY P. BLUME		UNANIMOUS TO LOWER DUE TO COMPARABLE	
BERSHTEIN VOLPE & MCKEON P.C.		SALES AND HIGHER CAP RATE.	
105 COURT ST., 3 RD FLOOR			
NEW HAVEN, CT 06511			

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MJC PROPERTIES, LLC		384 MAIN ST.	
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$675,430		\$640,000	
Special Notes/Instructions MARIANNE CORONA 245 CHERRY HILL RD. MIDDLEFIELD, CT 06455		UNANIMOUS DUE TO SLOPED LAND, CORNER, WATER ISSUES.	

PAUL GRIESE & JODY JOERS		89 MAIN ST.	
OWNER BELIEVES ASSESSMENT BY COMPARISON TO NEIGHBORING PROPERTIES HAS NOT BEEN REDUCED AN EQUAL PROPORTION. SOLAR PANELS ARE NOT TO BE INCLUDED IN AN ASSESSMENT.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$159,040		\$154,840	

Special Notes/Instructions	UNANIMOUS DUE TO VALUE TOO HIGH AND SLIGHT BLIGHT ISSUE.

KATHLEEN CORTEZZO		711 HIGGANUM RD.
	Application Rejected	
X	Application Accepted	
Previous Assessed Value \$290,990		New Assessed Value \$283,500
Special Notes/Instructions 370R BLUE HILLS RD. DURHAM, CT 06422		UNANIMOUS DUE TO BLIGHT AND CURRENT VALUE.
KATHLEEN CORTEZZO		370R BLUE HILLS RD.
	Application Rejected	
X	Application Accepted	
Previous Assessed Value \$297,570		New Assessed Value \$290,500
Special Notes/Instructions		UNANIMOUS DUE TO BLIGHT AND CURRENT

	VALUE.

BRIAN & EILEEN CURTIS		56R FOWLER AVE.	
OWNER BELIEVES REDUCED VALUE CAUSED BY LARGE HORSE BOARDING AND RIDING STABLE IMMEDIATELY ADJACENT TO OUR HOUSE. NEGATIVE IMPACT DUE TO TRAFFIC, GROUP ACTIVITIES, LOSS OF PRIVACY, NOISE, ODORS, FLIES.			
	Application Rejected		
X	Application Accepted		
Previous Assessed Value		New Assessed Value	
\$256,620		\$256,620	
Special Notes/Instructions		NO CHANGE, WITHDREW, ALREADY CORRECTED BY TYLER.	

ANTHONY PRIFITERA		251 TRI MOUNTAIN RD.	
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FIRE RANGE BEHIND PROPERTY, BULLET STRIKES.	
	Application Rejected
	Application Accepted
Previous Assessed Value \$275,870	New Assessed Value \$
Special Notes/Instructions	UNANIMOUS TO KEEP OPEN UNTIL MARCH 19, 2016 TO RECEIVE SUPPORTING DOCUMENTS AND POWER OF ATTNY.

MOTION BY MATT THOMPSON, SECONDED BY CHAD SPOONER TO HEAR HANKS, MONDAY AT 6:00 P.M.
MOTION PASSED.

MOTION BY MATT THOMPSON, SECONDED BY CHAD SPOONER, TO ADJOURN AT 1:33. MOTION PASSED.

RESPECTFULLY SUBMITTED,

Jennifer Keogh

JENNIFER KEOGH