

Board of Assessment Appeals Meeting Minutes March 23, 2016

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

Present: Debra DeFelice, Chad Spooner, Matt Thompson

The following hearing took place on March 23, 2016 and the decision was made.

<b>LINDA LAWRENCE</b>		<b>92 INDIAN LA.</b>	
Motor vehicle value too high, sent in document from purchase.			
	Application Rejected		
<b>X</b>	Application Accepted		
Previous Assessed Value <b>\$20,490</b>		New Assessed Value <b>\$19,643</b>	
Special Notes/Instructions		Unanimous decision	

The following decisions were made:

<b>ANTHONY PRIFITERA</b>		<b>251 TRI MOUNTAIN RD.</b>	
FIRE RANGE BEHIND PROPERTY, BULLET STRIKES.			
	Application Rejected		
<b>X</b>	Application Accepted		
Previous Assessed Value <b>\$275,870</b>		New Assessed Value <b>\$272,370</b>	
Special Notes/Instructions Reduce land value by \$5,000.		Matt recused himself based on relationship with applicant. Debra DeFelice and Chad Spooner voted to reduce land value by \$5,000.	

<b>J&amp;T ROUTE 68 PROPERTY MANAGEMENT, LLC</b>		<b>30 OZICK DR.</b>	
<b>JOHN OZYCZ</b>			
OWNER BELIEVES NEW ASSESSMENT TOO HIGH COMPARED TO OTHER BUILDINGS SAME DESIGNATION IN AREA.			
	Application Rejected		
<b>X</b>	Application Accepted		
Previous Assessed Value <b>\$805,980</b>		New Assessed Value <b>\$710,010</b>	

Special Notes/Instructions	UNANIMOUS TO LOWER BASED ON DATA FROM OWNER AND ASSESSOR.
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<b>J&amp;T ROUTE 68 PROPERTY MANAGEMENT, LLC</b>	<b>39 OZICK DR.</b>
<b>JOHN OZYCZ</b>	
OWNER BELIEVES NEW ASSESSMENT TOO HIGH COMPARED TO OTHER BUILDINGS SAME DESIGNATION IN AREA.	
	Application Rejected
	Application Accepted
Previous Assessed Value <b>\$561,820</b>	New Assessed Value <b>\$472,500</b>
Special Notes/Instructions	UNANIMOUS TO LOWER BASED ON DATA FROM OWNER AND ASSESSOR.

<b>TAMMY PULCIFER</b>	<b>2012</b>
<b>THE SPIN SHOP, LLC</b>	
<b>36 COMMERCE CIRCLE</b>	
THE ASSESSMENTS ARE FROM AN AUDIT BY THE TOWN (CHUCK FELDMAN).	
	Application Rejected
<b>X</b>	Application Accepted
Previous Assessed Value <b>2012</b> <b>\$38,863</b>	New Assessed Value <b>2012</b> <b>\$26,540</b>
Special Notes/Instructions THE BOARD REMOVED THE FORK TRUCK, FANS, SIX ITEMS AND COMPUTER. SUPPLIES WERE CHARGED AS DECLARED.	PRESENT: TAMMY PULCIFER, HEATHER TAYLOR, SCOTT WILLIAMS, NEAL KIENHOLZ

<b>TAMMY PULCIFER</b>	<b>2013</b>
<b>THE SPIN SHOP, LLC</b>	
<b>36 COMMERCE CIRCLE</b>	
THE ASSESSMENTS ARE FROM AN AUDIT BY THE TOWN (CHUCK FELDMAN).	
<b>X</b>	Application Rejected
	Application Accepted
Previous Assessed Value <b>2013</b> <b>\$128,760</b>	New Assessed Value <b>2013</b> NO CHANGE – NO EXEMPTION, LATE DECLARATION

Special Notes/Instructions	PRESENT: TAMMY PULCIFER, HEATHER TAYLOR, SCOTT WILLIAMS, NEAL KIENHOLZ
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<b>TAMMY PULCIFER THE SPIN SHOP, LLC 36 COMMERCE CIRCLE</b>	<b>2014</b>
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THE ASSESSMENTS ARE FROM AN AUDIT BY THE TOWN (CHUCK FELDMAN).

	Application Rejected	
<b>X</b>	Application Accepted	

Previous Assessed Value <b>2014</b>  <b>\$69,659</b>	New Assessed Value  <b>\$54,955</b>
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Special Notes/Instructions  THE BOARD REMOVED THE FORK TRUCK, FANS, PIE JAWS, EXTENDER	PRESENT: TAMMY PULCIFER, HEATHER TAYLOR, SCOTT WILLIAMS, NEAL KIENHOLZ
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<b>AESTHETIC STRUCTURES, LLC</b>	<b>45R OZICK DR., UNITS 1-8, 10-19, 21</b>
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OWNER BELIEVES THAT ASSESSED VALUE MUCH HIGHER THAN THE APPRAISED VALUE.

	Application Rejected	
<b>X</b>	Application Accepted	

Previous Assessed Values	New Assessed Value
<b>45R OZICK DR.,</b>	<b>45R OZICK DR.,</b>
<b>UNIT 1 \$63,910</b>	<b>UNIT 1 \$57,400</b>
<b>UNIT 2 \$62,860</b>	<b>UNIT 2 \$53,900</b>
<b>UNIT 3 \$62,860</b>	<b>UNIT 3 \$53,900</b>
<b>UNIT 4 \$62,860</b>	<b>UNIT 4 \$53,900</b>
<b>UNIT 5 \$55,160</b>	<b>UNIT 5 \$45,500</b>
<b>UNIT 6 \$52,360</b>	<b>UNIT 6 \$45,500</b>
<b>UNIT 7 \$52,360</b>	<b>UNIT 7 \$45,500</b>
<b>UNIT 8 \$52,360</b>	<b>UNIT 8 \$45,500</b>
<b>UNIT 10 \$52,360</b>	<b>UNIT 10 \$45,500</b>
<b>UNIT 11 \$73,290</b>	<b>UNIT 11 \$60,200</b>
<b>UNIT 12 \$73,290</b>	<b>UNIT 12 \$60,200</b>
<b>UNIT 13 \$73,290</b>	<b>UNIT 13 \$60,200</b>
<b>UNIT 14 \$73,290</b>	<b>UNIT 14 \$60,200</b>
<b>UNIT 15 \$73,290</b>	<b>UNIT 15 \$60,200</b>
<b>UNIT 16 \$73,290</b>	<b>UNIT 16 \$60,200</b>
<b>UNIT 17 \$87,990</b>	<b>UNIT 17 \$70,700</b>

<b>UNIT 18</b>	<b>\$87,990</b>	<b>UNIT 18</b>	<b>\$70,700</b>
<b>UNIT 19</b>	<b>\$87,990</b>	<b>UNIT 19</b>	<b>\$70,700</b>
<b>UNIT 21</b>	<b>\$87,990</b>	<b>UNIT 21</b>	<b>\$70,700</b>
<b>TOTAL</b>	<b>\$1,308,790</b>	<b>TOTAL</b>	<b>\$1,090,600</b>
Special Notes/Instructions		VALUES OF THE TOWN'S REASSESSMENT FIRM AND THE OWNER'S ASSESSMENT FIRM ARE VERY DIFFERENT.	
RORY WILSON PO BOX 1486 BURLINGTON, CT 06013		AFTER REVIEW, THE BOARD UNANIMOUSLY VOTED TO LOWER BASED ON SALES APPROACH VALUES PROVIDED BY THE OWNER'S ASSESSMENT FIRM AND THE INCOME APPROACH CALCULATION USING A SLIGHTLY LOWER CAP RATE.	
LYNN WILSON PO BOX 117 DURHAM, CT 06422			

Motion by Debra DeFelice seconded by Chad Spooner to accept and pay the clerical bill from Jennifer Keogh.

Motion by Matt Thompson, seconded Chad Spooner, to adjourn at 7:34 pm. Motion passed.

Respectfully submitted,

Debra DeFelice