

MINUTES OF MEETING

A meeting of the **Bethel Board of Assessment Appeals** was held in Meeting Room B in the CJH Municipal Center, 1 School St. Bethel, CT on March 11, 2008

Present: A.J. Bernard, Barbara Coles, Linda Curtis

Absent: None

The meeting was called to order at 6:45 p.m.

Minutes of March 10, 2008 meeting were approved with a motion by Barbara Coles and a second by A.J. Bernard.

Old & New Business:

Appeal of 29 Pound Sweet Hill: Adjustment TBD; Reason: Need to compare land value with several other neighborhood properties; this property has a drainage easement which may not have been considered.

Appeal of 16 Empire Ln: Adjustment \$0; Reason: No errors on field card or major defects to home were presented. Cosmetic issues did not warrant a change in value, by unanimous decision.

Appeal of 25 Whippoorwill Rd: Adjustment \$0; Reason: No errors on field card or major defects to home were presented. Value was in line with rest of town, by unanimous decision.

Appeal of 125-129 Greenwood Ave.: Adjustment \$0; Reason: Field card is accurate. Value was in line with other commercial properties, by unanimous decision.

Appeal of 157 Rockwell Rd: Adjustment TBD; Reason: Investigate why the % of good on this older house is higher than on newer neighboring properties.

Appeal of 19 Redwood Dr.: Adjustment \$0; Reason: No errors on field card, no major defects to home, by unanimous decision.

Appeal of 21 Sunset Hill Rd: Adjustment \$0; Reason: Field card was accurate and no major defects to the house were presented taking into consideration that this is an antique house, by unanimous decision.

Appeal of 131 Codfish Hill Rd: Adjustment TBD; Reason: Wetland maps will be checked to see if backyard was deemed wetlands. If it is, an adjustment will be made, if no, no adjustment will be given.

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Appeal of 116-118 Greenwood Ave: Adjustment \$0; Reason: Field card is accurate and value was in line with commercial real estate in area, by unanimous decision.

Appeal of 6 Sky Edge Ln: Adjustment \$0; Reason: Prior 20% & 25% adjustments to land value for location were deemed fair and reasonable by unanimous decision. Property owner needs to address drainage issue with town.

Appeal of 5 Hickok Ave: Adjustment TBD; Reason: Value of subject property needs to be compared with value of properties with larger homes across the street.

Appeal of 50 Plumtrees Rd: Adjustment:\$0; Reason: Value of property was in line with other building lots in Bethel, by unanimous decision.

Appeal of 6 Hoyt Rd (personal property): Adjustment TBD; Reason: Appellant was paying Bethel personal property tax to leasing company until equipment was returned in 2006. Appellant was instructed to provide the assessor with copies of lease bills which showed the tax payments and the receipt for turning in the equipment.

Appeal of 14 Colonial Dr: Adjustment TBD; Reason: This hearing was scheduled for March 12, 2008 therefore supporting material was not available to decide case. Appellant is questioning the criteria used to define quality of home.

A motion was made by Linda Curtis to adjourn the meeting and was seconded by Barbara Coles. The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Linda Curtis
Secretary, Board of Assessment Appeals