

MINUTES OF MEETING

A meeting of the **Bethel Board of Assessment Appeals** was held in the Assessor's Office in the CJH Municipal Center, 1 School St. Bethel, CT on March 25, 2008

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

Absent: None.

The meeting was called to order at 5:30 p.m.

New Business:

Appeal of 19 Sunset Hill Rd: Hearing began at 5:35 p.m. Mr. White requested that it be noted that there was no independent secretary to take notes and that a member of the board was taking the minutes. Board refused to view the appraisal presented because it was done for refinancing, dated Oct. 26, 2006. Appellant will not allow the Assessor into his home. Appellant said that he will have a new appraisal done specifically for tax purposes. He requested seven days to attain the appraisal which would have been in conflict with State Statues so that request was denied. The Board granted him until 10:00 a.m. on Thursday March 27, 2008 to bring the new appraisal into the Assessor's office so that a meeting of the Board of Assessment Appeals could be scheduled for Saturday to review the evidence. Appellant did say that the field card lists a full basement while they only have a half basement and Board approved an adjustment for that. This hearing was completed at 6:36 p.m.

Visitors: Ann Marie Herring

Minutes of the March 20, 2008 meeting were approved by A.J.Bernard and seconded by Barbara Coles. Minutes of the March 21, 2008 meeting were approved by Barbara Coles and seconded by A.J.Bernard.

Review of New Information on Old Business:

Appeal of Personal Property P40594; Adjustment: \$-1,570; Reason: Personal Property was reviewed and adjusted.

Appeal of Personal Property P41305; Adjustment: \$-1,160; Reason: Appellant filed the Personal Property Declaration with the Assessor.

Appeal of Personal Property P40746; Adjustment: \$-8,820; Reason: Appellant filed the Personal Property Declaration with the Assessor.

Appeal of Personal Property P40820; Adjustment: \$-12,450; Reason: Appellant filed the Personal Property Declaration with the Assessor.

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Appeal of Personal Property P41155; Adjustment: \$0; Reason: Appellant did not file Personal Property declaration with the Assessor.

Appeal of Personal Property P40526; Adjustment: \$0; Reason: Appellant did not file Personal Property declaration with the Assessor.

Appeal of Personal Property P40372; Adjustment: \$0; Reason: Appellant did not file Personal Property declaration with the Assessor.

Appeal of 31 Hickock Ave.: Adjustment \$-7,600; Reason: Remodeled home was set on the original foundation.

Appeal of 18 Putnam Park Rd.: Adjustment \$-19,520; Reason: 10% adjustment to land value for topography.

Appeal of 27-1/2 Fleetwood Ave.: Adjustment \$0; Reason: Condition and grade were accurately stated on field card.

Appeal of 25 Quaker Ridge Rd.: Adjustment \$0; Reason: Assessor did not find any defects to the property that warranted an adjustment.

Appeal of 25 Pleasant St.: Adjustment \$0; Reason: Condition was already changed from good to average during the informal hearing.

Appeal of 49-1/2 Greenwood Ave.: Adjustment \$-18,270; Reason: 10% adjustment to value of primary site for access and shared driveway.

Appeal of 51-1/2 Greenwood Ave.: Adjustment \$-24,470; Reason: 10% adjustment to value of primary site for access and shared driveway and story height changed from 2.0 to 1.75.

Appeal of 39 Hawleyville Rd.: Adjustment \$0; Reason: P&Z office stated that 100 feet of road frontage was needed for a lot which means that three lots are possible on this property which has 313.18 feet of frontage.

Appeal of 91 Turkey Plain Rd.: Adjustment \$0; Reason: Value stands for this year but appellant can file a new deed with a conservation restriction on it stating that the land can not be split, which if filed before October 1, 2008 will change the land valuation for the following year.

Appeal of Personal Property P40824: Adjustment: \$0; Reason: Appellant will need to re-file Declaration if property needs to be divided between Scalzo and Caldwell Banker for accounting purposes. However, Caldwell banker did not file a Personal Property Declaration in October 2007 and would be assessed a penalty for late filing so it may be more reasonable for appellant to make this change for the upcoming year and going forward.

Appeal of 127 Putnam Park Rd.: Adjustment \$-11,390; Reason: 10% adjustment to land value (increased from 5% adjustment) for topography.

Appeal of 126 Greenwood Ave.: Adjustment \$0; Reason: Value based on income method is correct.

Appeal of 140 Greenwood Ave.: Adjustment \$0; Reason: Value based on income method is correct.

Appeal of 32 Henry St.: Adjustment \$-305,700; Reason: Reduced primary lot size from 15 acres to 13.94, leaving the balance of 19.87 acres valued as wetlands.

Appeal of 2 Stony Hill Rd.: Adjustment \$0; Reason: Total square footage and leasable area are correct.

Appeal of 11 Stony Hill Rd.: Adjustment \$-49,500; Reason: Number of hotel units was changed to 69, the other five units are retail space.

Appeal of 14 Depot Place: Adjustment \$0; Reason: Assessor reviewed income/expense and found the value of the property to be correct.

Appeal of Greenwood Ave.: Adjustment: \$-550; Reason: Lot size was changed from .115 acres to .086 acres as per the Appellant's measurements.

Appeal of 279 Greenwood Ave.: Adjustment: \$0; Reason: The town's valuation is in line with the Appellant's Income & Expense report.

Appeal of 25 Grassy Plain St.: Adjustment: \$0; Reason: The town's valuation is in line with the Appellant's Income & Expense report and found the rentable square footage to be 6,580 not 6,300.

Appeal of 8A Elizabeth St.: Adjustment: \$0; Reason: Valuation of unit is consistent with the other units in the complex.

Appeal of 4B Elizabeth St.: Adjustment: \$0; Reason: Valuation of unit is consistent with the other units in the complex.

Appeal of 23 Francis J. Clarke, Units 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B; Adjustment: \$-38,700 each unit; Reason: Vacancy rate.

Appeal of 81 Greenwood Ave., Unit 1 Center: Adjustment: \$-12,900; Reason: Based on Appellant's Income & Expense report, changed rent per square foot to \$7.80

Appeal of 81 Greenwood Ave., Unit 1 West: Adjustment: \$-12,900; Reason: Based on Appellant's Income & Expense report, changed rent per square foot to \$7.80

Appeal of 153 Greenwood Ave. Unit#1: Adjustment \$-8,300; Reason: Based on Appellant's Income & Expense report, changed rent per square foot to \$18.50

Appeal of 153 Greenwood Ave. Unit#2: Adjustment \$-5,400; Reason: Based on Appellant's Income & Expense report, changed rent per square foot to \$18.50

Appeal of 153 Greenwood Ave. Unit#3: Adjustment \$-6,800; Reason: Based on Appellant's Income & Expense report, changed rent per square foot to \$18.50

Appeal of 153 Greenwood Ave., Unit#5: Adjustment \$0; Reason: Appraisal was deemed fair and accurate.

Appeal of 51 Greenwood Ave.: Adjustment \$-2,900; Reason: Decreased square footage by 270 square feet. Fair condition is already reflected in assessment.

Appeal of 22 Codfish Hill Rd: Adjustment \$-36,700; Reason: Lowered condition to fair; changed 2 fireplaces to 1; size of pool changed to 16 x 24 and square footage changed to 3,156 square feet.

A motion was made by Barbara Coles to adjourn the meeting and was seconded by A. J. Bernard. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

**Linda Curtis
Secretary, Board of Assessment Appeals**