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MINUTES OF MEETINGTOWN OF BETHEL
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A meeting of the **Bethel Board of Assessment Appeals** was held in Meeting Room A in the CJH Municipal Center, 1 School St. Bethel, CT on March 24, 2009

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

Absent: None

The meeting was called to order at 5:35 p.m.

Minutes of the February 25, 2009 meeting were accepted on a motion by Barbara Coles and second by A.J. Bernard.

New Business:

Appeal of 81 Sunset Hill Rd: Adjustment \$0; Reason: Field card was accurate and no major defects to property were presented, by unanimous decision.

Appeal of Personal Property - Randr Customer Packaging: Adjustment: 100%; Reason: Mr. Roberts claims he has been retired and has not received any business income either in 2007 or 2008 and therefore, does not owe personal property tax. Board was satisfied as to the validity of his claim unless evidence to the contrary is discovered.

Appeal of 3 Wooster St: Adjustment \$TBD; Reason: Board is requesting Tax Assessor visit property to gage impact of neighbor's retaining wall on subject property.

Appeal of 23 Oak Ridge Rd: Adjustment \$0; Reason: No errors in field card and no major defects to property, by unanimous decision.

Appeal of 7 Meadow Ln: Adjustment TBD; Reason: Board is requesting Tax Assessor visit property to determine what discrepancies exist on the field card that would impact the value of the subject property.

Appeal of Old Turnpike Rd (49 75 04), 8 Old Turnpike Rd, and Old Turnpike Rd (48 77 02B); Adjustment \$0; Reason: Appellant cancelled hearing after having appraisals done which were consistent with the town's valuation.

Appeal of Personal Property – Modular Space Corp: Adjustment: \$0; Reason: Appellant did not appear for hearing.

Appeal of 1 Bayberry Hill Rd: Adjustment: \$0; Reason: Appellant did not appear for hearing.

Appeal of 11 Benedict Rd: Adjustment: \$TBD; Reason: Returning to Assessor to look into possible inconsistent land values in the neighborhood and also to see if water damage affected value to previously finished basement.

Appeal of 16 Old Turnpike Rd: Adjustment: \$TBD; Reason: Board is requesting Tax Assessor visit property to determine what discrepancies exist on the field card that would impact the value of the subject property and also to review value assigned to fireplace and unfinished attic.

Appeal of 4 Karen Dr: Adjustment \$0; Reason: Field card was accurate and no major defects to property were presented, by unanimous decision.

Appeal of Personal Property -- Horizon Real Estate: Adjustment: 100%; Reason: Mr. Filippakos claims he moved to North Street in Danbury three years ago and therefore, does not owe personal property tax. He presented documentation to this effect to the satisfaction of the Board.

Appeal of 31 Katrina Cir.: Adjustment: \$0; Reason: Field card was accurate and no major defects to property were presented, by unanimous decision.

Appeal of 26 Aunt Patty's Ln and 20 Aunt Patty's Ln: Adjustment: \$TBD; Reason: Board is requesting Tax Assessor visit properties to determine effects of diagonal right-of-way for driveway, stream, and topography on the value of these parcels of land. Mr. Kaplan also owns a house at the adjoining property of 24 Aunt Patty's Ln and stated that his intention was to keep the other two lots as undeveloped land. A.J. Bernard suggested that if this was the case, he might consider merging the 2 lots with his house lot and place deed restrictions for open spaces.

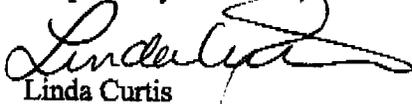
Appeal of 15 Farnam Hill: Adjustment: \$0; Reason: Appellant cancelled hearing after reviewing sales of comparable properties.

Appeal of 2 Winding Brook Rd: Adjustment: \$0; Reason: Appellant cancelled hearing.

Old Business: None

A motion was made by Barbara Coles to adjourn the meeting and was seconded by A. J. Bernard. The meeting was adjourned at 8:52 p.m.

Respectfully submitted,



Linda Curtis

Secretary, Board of Assessment Appeals