MINUTES OF MEETING

A meeting of the **Bethel Board of Assessment Appeals** was held in Meeting Room B of the CJH Municipal Center, 1 School St. Bethel, CT on September 18, 2014

Present: A.J. Bernard, Linda C. Curtis, Amy Mannion . Tax Assessor Ann Marie Herring

Absent: None.

The meeting was called to order at 5:30 pm by A.J. Bernard.

Minutes of the September 4, 2014 meeting were approved with a motion by A. Mannion and second by A.J. Bernard

Old Business:

Assessor Herring reminded the Board that the State of Connecticut defines the value of passenger vehicles for the purpose of tax assessments to be 70% of the clean NADA listed value. Other vehicles such as commercial trucks may not be listed, therefore other valuation methods must be employed.

Appeal of List #2013 03 0059737, 2002 Chevy S10 Ronald Marek, 25 Taylor Ave., Bethel CT; Assessed at $4880. Value was verified in NADA listing. Appeal was denied with a motion by A. Mannion, second by L. Curtis, unanimous decision.

Appeal of List #2013 03 0050030, 2012 KW T370 - Ronald Reiske, 172 Candlewood Lake Rd., Brookfield, CT appearing for ABC Fuel Oil; Appellant produced appraisals from Petro Tech Inc. dated August 9, 2013 for five trucks (2012 KW T370, 2003 KW T300, 2005 KW T300, 2007 KW T300, 2010 KW T370). Assessor Herring provided a chart (Exhibit Chart 1), listing these vehicles with the Assessor's value versus the Appraisals for each truck. Values for these commercial vehicles are not listed in the NADA guide. Petro Tech Inc. was deemed to be an expert source to appraise these vehicles and showed the 2012 and 2010 vehicles to have a lower value than assessed, while the other three trucks had a slightly higher value than assessed. The values presented by the appellant were accepted with a motion by A.Mannion, second by AJ. Bernard, unanimous decision. The net assessment for the five vehicles was decreased by $67,050

Appeal of List #2013 03 0064185, 2000 Hyuan EGS – Christopher Schultz, 54 Nashville Rd ; Value was verified in the NADA Guide. Appeal was denied with a motion by A. Mannion, second by L. Curtis, unanimous decision.

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Appeal of List #2013 03 0064187, 2006 Hyuan Tucson – Christopher Schultz, 54 Nashville Rd; Value was verified in the NADA Guide. Appeal was denied with a motion by A. Mannion, second by L. Curtis, unanimous decision.

Appeal of List #2013 03 0064186, 2004 Hyuan Accent – Christopher Schultz, 54 Nashville Rd; Value was verified in the NADA Guide. Appeal was denied with a motion by A. Mannion, second by L. Curtis, unanimous decision.

Appeal of List #2013 03 0065145, 1988 Chev K2500 - Earle K. Finch, 129 Putnam Park, Bethel CT appearing for Stones Throw Farm LLC; An exact match for this vehicle could not be found in the NADA guide. An R20 was listed with a low value of $2150. Assessment should be reduced to $1510 per motion by AJ Bernard, second by L. Curtis, unanimous decision.

Appeal of List #2013 03 0065144, 1985 GMC C3500- Earle K. Finch, 129 Putnam Park, Bethel CT; Three different values were found in the NADA guide. The low value is $1900. Assessment should be reduced to $1210 per motion by AJ Bernard, second by L. Curtis, unanimous decision.

The Board requested that Assessor Herring include a copy of the State of Connecticut, Office of Policy and Management Guidelines for Vehicle Appraisals with the decision letters to the appellants both for this year and in the future.

A motion was made by AJ Bernard to adjourn the meeting and was seconded by L. Curtis. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Linda C. Curtis
Secretary, Board of Assessment Appeals