

Town of Colchester Board of Assessment Appeals

Meeting Minutes

Date: March 16, 2019
Time: 9:00AM
Location: Meeting Room 1
Members Present: Denise Turner, **David Anderson, *Andrew Cournoyer
Members Absent: None
BAA Clerk Present: Rochelle Lambert

Agenda Items March 16, 2019

1. **Call meeting to order.**
Meeting was called to order at 9:08AM by Denise Turner.
2. **Approve minutes from last meeting.**
Denise Turner made motion to approve minutes from the March 12, 2019 meeting. David Anderson seconded. All in favor.
Motion carried.
3. **Citizen's comments.**
There were no citizen's present for comment.
4. **Conduct scheduled hearings for taxpayers that filed a written appeal petition with the Board by February 20, 2019, which were approved. Such appeals pertain to the October 1, 2018 Real Estate and Personal Property Grand Lists, and the October 1, 2017 Supplemental Motor Vehicle Grand List only.**

The following appeals were held March 16, 2019:

Turkington, Cathy MV Account

52 Balaban Rd. #310
UID: 20180035
PP Assessment: 16,210

Ms. Cathy Turkington, appealed the assessed value applied to Personal Property account. Brief discussion regarding personal reasons for being in Connecticut, resident of Florida, motor vehicle registered in Florida, will eventually return to Florida and wondering if there are any exemptions for her situation?

9:18AM

*Andrew Cournoyer joined the meeting.

Cipriano, John + Lynn

27 Settlers Path
MBLU: 06-06/036-003
RE Assessment: 323,470

Mr. John and Mrs. Lynn Cipriano appealed the assessed value applied to Real Estate account. Brief discussion regarding the value of the upstairs space adding to much/too high value to the property and think the addition should only be valued at \$80,000. Ok to inspect property.

Stomberg, Kyle + Kayla

244 Prospect Hill Rd.
MBLU: 05-12/045-000
RE Assessment: 249,100

Mr. Kyle and Mrs. Kayla Stomberg appealed the assessed value applied to Real Estate account. Brief discussion regarding topography of land, square footage of unfinished attic area and no fireplace. Board indicated they may like to inspect property and were told that would be fine.

Mongelli, James

52 Lakeview Dr.
MBLU: 02-18-005-003
RE Assessment: 345,600

Mr. James Mongelli, appealed the assessed value applied to Real Estate account. Brief discussion regarding issue with assessment of building and RE Appraisal and Zillow market analysis. Thinks assessment should be between \$432,500-458,000. Ok to inspect property.

Prescuitti, Frank + Crystal

84 Goldberg Rd.
MBLU: 06-02/003-009
RE Assessment: 304,800

Mr. Frank and Mrs. Crystal Prescuitti, appealed the assessed value applied to Real Estate account. Brief discussion regarding being the only home in their neighborhood whose assessment has not been adjusted to lower than their sale price. Reviewed assessor's property record card and felt that it looked to accurately reflect the features of their property. Ok for inspection if requested.

Spicer, Ronald MV Account

18 Stanavage Rd.
UID: 20180003
PP Assessment: 26,230

Mr. Ronald Spicer and Mrs. Janice Spicer, appealed the assessed value applied to Personal Property account. Brief discussion regarding motor vehicle, described as 2014 Dodge ½ ton pickup, registered in Maine. Mr. Spicer states that while he owns a business in Colchester, he is a Maine resident and has been in Connecticut more than usual for personal reasons. The board asked if he paid motor vehicle tax in Maine or any other town in Connecticut and would he provide proof of such to the Board?

Withdrew petition 3/15/19.

Spok, Inc.

O'connell and Buckley Rds.
UID: C4082000
PP Assessment: 5,880

Jesco Equipment

Broad Meadow Rd.
UID: 20180012
PP Assessment: 437,500
October 1, 2017 tax list. Property assessed after Board completed their March 2018 duties.

Mr. Anthony Ditomasso, on behalf of Jesco Equipment, appealed the assessed value applied to Personal Property account. Brief discussion regarding construction equipment rentals, being a New Jersey based business, and belief that Lessee should be liable for any taxes potentially being owed to Colchester. Presented copy of lease agreement and invoices for review.

"No Show".

CIT Technology Financing Services, Inc.**CIT Finance LLC,
CIT Bank NA**

Various
UID: 20170085
PP Assessment: 430
UID: 2013003
PP Assessment: 26,040
UID: 20160066
PP Assessment: 13,660

Pezzello's Fruit and Produce

199 Old Hartford Rd.
UID: 20160088
PP Assessment: 2,990

Mr. Frank Pezzello, on behalf of Pezzello's Fruit and Produce, appealed the assessed value applied to Personal Property account. Brief discussion regarding personal property being given and not leased to dealership. Requests that these items be assessed to dealership and not Pezzello's Fruit and Produce. Submitted signed affidavit that ownership of personal property was transferred to the dealership.

The following discussions and motions were made with regards to appeals held March 12, 2019:

Catlin, Natasha +Aguiar, Derek
22 Harvest Ln.

Discussion: Mr. Aguiar emailed Board of Assessment Appeals Clerk on March 13, 2019 indicating he would like to set up a property inspection discussed during his appeal hearing. An

MBLU: 03-11/016-067
RE Assessment: 226,800

Brooks, Jeffrey + Dorothy
34 Rudden Ln.
UID: 20150140
PP Assessment: 33,160

Marvin, Clarence
302 Parum Rd.
UID: 09A00097
PP Assessment: 33,160

Maikshilo, Mark + Robin
McDonald Rd.
MBLU: 01-08/020-000
RE Assessment: 56,170

12:00PM

CIT Technology Financing Services, Inc.
CIT Finance LLC,
CIT Bank NA
Various
UID: 20170085
PP Assessment: 430
UID: 2013003
PP Assessment: 26,040
UID: 20160066
PP Assessment: 13,660

Pezzello's Fruit and Produce
100 Old Hartford Rd.
UID: 20160088
PP Assessment: 2,990

Toyota of Colchester
100 Old Hartford Rd.
UID: M4025900
PP Assessment 320,910

inspection date of March 14, 2019 at 12:30PM was offered to them, however because of work schedules they were unable to arrange that date and time. An inspection is to be scheduled Tuesday, March 19, 2019 at a time convenient for both the appellants and a member of the Assessor's office.

Discussion: David Anderson inspected property without member of the Assessor's office and did not take any photos. Mr. and Mrs. Brooks have not been compliant with the Assessor's office. Possibility of David Anderson arranging another inspection with member of the Assessor's office.

Discussion: Mr. Tim Marvin met with the Assessor's office at the Board's direction.

Motion: Mr. Clarence Marvin to receive CHANGE IN ASSESSMENT to 28,200. Motion made by Andrew Cournoyer, seconded by David Anderson. All in favor. Motion carried unanimously.

Discussion: Per town official property is a legal building lot.

Motion: Mr. Mark + Mrs. Robin Maikshilo to receive NO CHANGE IN ASSESSMENT. Motion made by Andrew Cournoyer, seconded by David Anderson. All in favor. Motion carried unanimously.

****David Anderson left the meeting.**

The following discussions and motions were made with regards to appeals held March 16, 2019:

No action. Pursuant to C.G.S. §12-113 The Board took no action on appeal for failure to appear before them.

Discussion: Per affidavit remove assessment from Pezzello's Fruit and Produce, add to dealership.

Motion: Pezzello's Fruit and Produce to receive CHANGE IN ASSESSMENT from 2,990 to 0. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Discussion: Per affidavit from Pezzello's Fruit and Produce add personal property to dealership.

Cipriano, John + Lynn
27 Settlers Path
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5.

Motion: Toyota of Colchester to receive CHANGE IN ASSESSMENT from 320,910 to 323,900. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Discussion: Reviewed assessed values of properties in Colchester and surrounding neighborhood.

Motion: Mr. John + Mrs. Lynn Cipriano to receive NO CHANGE IN ASSESSMENT. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Discussion: Ms. Turkington has a completely heartbreaking reason for being in Colchester this past year. Unfortunately, CT law states that her motor vehicle is taxable here.

Motion: Ms. Cathy Turkington, MV Account to receive NO CHANGE IN ASSESSMENT. Motion made by Andrew Cournoyer, seconded by Denise Turner. All in favor. Motion carried unanimously.

Discussion: Reviewed assessments of comparable properties.

Motion: Mr. Kyle + Mrs. Kayla Stomberg to receive NO CHANGE IN ASSESSMENT. Motion made by Andrew Cournoyer, seconded by Denise Turner. All in favor. Motion carried unanimously.

Discussion: Reviewed appraisal report dated 10/23/18 and online property listings for subject property and properties listed by appellant as comparable sales. Town wide revaluation was October 1, 2016.

Motion: Mr. James Mongelli NO CHANGE IN ASSESSMENT. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Discussion: Market value seems appropriate based on construction and location.

Motion: Mr. Frank + Mrs. Crystal Prescuitti to receive NO CHANGE IN ASSESSMENT. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Discussion: Reviewed rental contract agreement showing dates that the equipment was moved in and out of Colchester.

Motion: Jesco Equipment to receive CHANGE IN ASSESSMENT from 437,500 to 0. Motion made by Denise Turner, seconded by Andrew Cournoyer. All in favor. Motion carried unanimously.

Additions.

There were no additions.

Next Meeting Date

The Board will meet on Saturday, March 30, 2019 at 9:00AM to discuss and motion on remaining appeals heard on the dates of March 12 and March 16, 2019.

6.

Adjourn.

Denise Turner made motion to adjourn, Andrew Cournoyer seconded the motion. The motion carried unanimously and the meeting adjourned at: 1:05PM.

Respectfully,



Rochelle Lambert, BAA Clerk

