

Town of Colchester Board of Assessment Appeals Meeting Minutes

Date: March 12, 2019
Time: 6:30PM
Location: Meeting Room 2
Members Present: Denise Turner, David Anderson, Andrew Cournoyer
Members Absent: None

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Agenda Items

- 1. Call meeting to order.**
Meeting was called to order at 6:37PM by Denise Turner.
- 2. Approve minutes from last meeting.** Andrew Cournoyer made motion to approve minutes from the September 26, 2018 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 12, 2019:

Hillandale Farms Conn LLC
200 Shailor Hill Rd.
UID: L4023900
PP Assessment: 984,160

"No Show"

Aguiar, Derek
22 Harvest Ln.
MBLU: 03-11/016-067
RE Assessment: 226,800

Mr. Derek Aguiar appealed the assessed value applied to his Real Estate account. Briefly discussed personal reasons he needed to buy a house within a very short time frame which he feels has affected his ability to negotiate a lower sale price. Wants more detail on assessment increase notices. Conducted his own statistical analysis of 19 homes in Colchester, which he reviewed with the Board, also believes floor type is incorrect on his property card. When asked if it was ok for the BAA to inspect his property, he ultimately felt that was unnecessary because it has been "inspected five times". Appeal was running over time allotted and ended at the request of the BAA chair.

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

Mr. Mark Maikshilo and Attorney William E. McCoy appealed the assessed value applied to this Real Estate account. Briefly discussed the land conveyance between the Maikshilo's and his parents, survey maps, applications for forestland classification and assessment increase notice. Believes property is "non-buildable" because of wetlands, limited road frontage and access to the back of the property and that "there are no improvements on the property." The Board asked if they would be allowed to inspect the property if need be? And were told yes, anytime.

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

Mr. Jeffrey + Mrs. Dorothy Brooks, appealed the assessed value applied to Personal Property account. Brief discussion regarding declaration filed, belief that audit was done in 2016 and condition of and sale of equipment. Stated they have not received a "February assessment notice in 4 years", they "only get a bill in July" and they "don't know what (they) are being billed for". The board scheduled inspection of the property for tomorrow at 1:00PM to be conducted by BAA member and member of Assessor's office.

Marvin, Clarence
302 Parum Rd.
UID: 09A00097
PP Assessment: 45,530

Mr. Timothy Marvin, on behalf of Mr. Clarence Marvin, appealed the assessed value applied to Personal Property account. Brief discussion regarding belief that some personal property belonging to his company is being assessed improperly under his dad's personal property account. The BAA directed Mr. Marvin to cooperate with the assessor's office to determine which assets are attributable to each account. Reconciliation of the accounts must be done in advance of their next meeting.

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

Hillandale Farms Conn LLC
200 Shailor Hill Rd.
UID: L4023900
PP Assessment: 984,160

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

Aguiar, Derek
22 Harvest Ln.
MBLU: 03-11/016-067
RE Assessment: 226,800

Discussion: Failure to comply with request for inspection makes it impossible to determine that a reduction in property assessment is warranted.

Motion: Mr. Derek Aguiar to receive NO CHANGE IN ASSESSMENT from 226,800. Motion made by Andrew Cournoyer, seconded by David Anderson. All in favor. Motion carried unanimously.

5.

Additions.

There were no additions to the agenda.

6.

Adjourn.

David Anderson made motion to adjourn, Andrew Cournoyer seconded the motion. The motion carried unanimously and the meeting adjourned at: 8:04PM.

Respectfully,

Rochelle Lambert

Rochelle Lambert, Board of Assessment Appeals Clerk