

Town of Colchester
Board of Assessment Appeals
May 13, 2020 – 6:30 p.m.
Virtual Meeting

MINUTES

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COLCHESTER, CT
2020 MAY 14 AM 8:59
Boyle Furman
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TOWN CLERK

Members in Attendance: Chairman Andrew Cournoyer, Jeffrey Brainard, Christos Stravoravdis

Members Absent: None

Others Present: Denise Turner, BOS Liaison

1. **Call to order:** Chairman Cournoyer called the meeting to order at 6:30 p.m.
2. **Approve minutes from meeting on April 29, 2020:** J. Brainard motioned to approve minutes from April 29, 2020 meeting, seconded by A. Cournoyer. Vote was unanimous. **MOTION CARRIED**
3. **Citizen's comments:** No comments
4. **Conduct discussions and make decisions on hearings held March 10, 2020 and April 29, 2020.** Hearings were for taxpayers that filed a written appeal petition with the Board by February 20, 2020, which were approved. Such appeals pertain to the October 1, 2019 Real Estate and Personal Property Grand Lists, and the October 1, 2018 Supplemental Motor Vehicle Grand List only.

The following discussions were held and decisions made on May 13, 2020:

MassConn Excavating and Landscaping
President Joseph Colaccino
71 Linwood Ave
UID: 2019012
PP Assessment: 962,500

Discussion: Invoices provided by attorney to reconcile personal property. J. Brainard reviewed and calculated equipment to be worth 184,930. With the 25% mandatory penalty that needs to be included on the personal property, due to a declaration not being filed on time, assessment would be 231,160.

Motion: MassConn Excavating and Landscaping to receive CHANGE IN ASSESSMENT from 962,500 to 231,160. Motion made by J. Brainard, seconded by A. Cournoyer. Vote was unanimous. **MOTION CARRIED.**

Colvest/ Colchester LLC
President Frank Colaccino
71 Linwood Ave
UID: SO334500
RE Assessment: 651,700

Discussion: Appellant had argued assessment of building came from assuming building was completed. After discussion with Assessor's office, value is from assuming building was partially completed already.

Motion: Colvest/ Colchester LLC to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 651,700. Motion made by J. Brainard, seconded by C. Stravoravdis. Vote was unanimous. **MOTION CARRIED.**

John Wissler
119 Lebanon Ave
RE Assessment: 178,000

Discussion: A. Cournoyer looked at comparable values provided by Mr. Wissler. Other comparable properties provided are multi-family apartment complex and mixed-use building, but neither are quite the same as Mr. Wissler's property. There is not enough information to base a change off of for this type of property.

Motion: Mr. Wissler to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 178,000. Motion made by A. Cournoyer, seconded by J. Brainard. Vote was unanimous.
MOTION CARRIED.

John & Lynn Cipriano
27 Settlers Path
Map/Lot: 06-06-036-003

Discussion: C. Stravoravdis says based on information received from Assessor's office, such as square footage calculation, leaving the assessment as is seems appropriate.

Motion: Mr. and Mrs. Cipriano to receive NO CHANGE IN ASSESSMENT. Assessment to remain at 462,100. Motion made by C. Stravoravdis, seconded by J. Brainard. Vote was unanimous. **MOTION CARRIED.**

Dorothy & Jeffrey Brooks
34 Rudden Lane
UID: 20150140
PP: 35,870

Discussion: Deputy assessor went out on Friday, May 8 and did inventory of personal property. J. Brainard, after discussion with assessor on the personal property inventory, believes 4,000 is more accurate value for personal property onsite.

Motion: Mr. and Mrs. Brooks to receive CHANGE IN ASSESSMENT from 35,870 to 4,000. Motion made by J. Brainard, seconded by A. Cournoyer. Vote was unanimous.
MOTION CARRIED.

5. **Motion to adjourn:** A. Cournoyer motioned to adjourn. J. Brainard seconded. Vote was unanimous. Chairman Cournoyer adjourned the meeting at 6:46 p.m.

Submitted by,



Delaney LePage, BAA Secretary