

From: Brett Marchand May 22, 2012 8:09:39 AM
Subject: Board of Assessment Appeals Minutes 04/20/2012 SM
To: SimsburyCT_BOAAMin
Cc:

Minutes of the Board of Assessment Appeals
Special Meeting
April 20, 2012

The meeting opened at 5:00 pm in the Main Meeting Room of the town office building with Sharon Lawson, Stephen Nocera and Scott Sirianni in attendance. Also present were David Gardner, assessor and appellants.

The assessor distributed copies of e-mail correspondence with the attorney representing Conor Foley and gave the board the letter and photos that she had sent, and the board reviewed them.

Stephen Nocera made and Scott Sirianni seconded a motion to take up item 4 of the agenda to hear from Mr. Diodato, who was waiting.
Sharon Lawson made and Stephen Nocera to return to item 1, which passed 3-0 at 5:28 pm.

The board met with Mona Herman concerning her personal property.

Stephen Nocera made and Scott Sirianni seconded a motion to accept Attorney Herman's personal property declaration as filed, subject to the required 25% penalty and the motion passed 3-0.
Scott Sirianni moved and Sharon Lawson seconded a motion not to reduce the assessment of Conor Foley's property on East Weatogue Street. The motion passed 3-0.

Stephen Nocera moved and Scott Sirianni seconded a motion to accept the assessor's recommendation to set the assessment of 129 Stratton Brook Road at 236,960 and the board passed it unanimously.

Stephen Nocera made and Scott Sirianni seconded a motion to accept the assessor's recommendation to reduce the assessment of 14 Woodlot Road from 899,080 to 817,290, and it passed 3-0.

Stephen Nocera made and Scott Sirianni seconded a motion to reduce the value of the surplus land on 21 Talcott Mountain Road as recommended by the assessor and to reduce the assessment from 438,150 to 416,520. The motion was adopted unanimously.

Stephen Nocera made and Scott Sirianni seconded a motion to accept the assessor's recommended changes to 500 Firetown Road, including correcting the card for not having a full basement and additional physical and functional depreciation on the garage and it passed 3-0.

The assessor presented a spreadsheet showing sales in Old Canal Way and the effect of an 8% reduction and explained the rationale for a 5% reduction in the grade factor in comparison to similar properties. Stephen Nocera made and Sharon Lawson seconded a motion to reduce the Old Canal Way properties by 5%; additionally to correct any factual errors and to enter a reference to a 0.23 acre exclusive use area on the notes section of the property record cards. The motion passed unanimously.

Scott Sirianni made and Stephen Nocera seconded a motion to reduce the Sandridge motor vehicle assessment to 12,250 for high mileage. The motion passed 3-0.

Scott Sirianni made and Stephen Nocera seconded a motion to accept Ken Wolf's amended personal property declarations, subject to the required penalty for late filing and the motion was adopted 3-0.

On a motion by the same maker and seconder, the board voted the same thing, 3-0, with respect to the personal property assessment of Pop-a-Lock, LLC.

Scott Sirianni made and Sharon Lawson seconded a motion to set the market value of Noal Jenkins 2004 Chevrolet K1500 at \$8,000 for both the 2010 supplemental motor vehicle list and the October 1, 2011 list, and the motion passed unanimously.

Stephen Nocera made and Sharon Lawson seconded a motion to accept the revisions made by the assessor to reduce the assessment of 5 Elcy Way from 455,110 to 449,500, and to correct the card to reduce "other" rooms from 1 to 0, and the board passed it 3-0.

Stephen Nocera made and Scott Sirianni seconded a motion to confirm the assessment of Lot 24 Grist Mill Road, property of Mill Commons, LLC at 173,250 as voted the board's April 3, 2012 regular meeting and the motion passed 3-0.

The board voted at its regular meeting of April 3, 2012 to add an assessment in the name of 358 West Mountain, LLC for its lot north of 358 West Mountain Road at 85,970. The assessor passed along to the board the comment from the property owner that percolation tests have not been performed. The assessor suggested increasing the "topo" reduction from 10% to 25% to account for risk. The board voted to do so on a motion by Stephen

Nocera, seconded by Scott Sirianni, which passed unanimously. The resulting assessment is 71,800.

Stephen Nocera made and Sharon Lawson seconded a motion to reduce the lot value of 12 Middle Lane by 10% to account for restrictions in its use created by common parking easements, and the board passed it 3-0.

Sharon Lawson made and Scott Sirianni made a motion to make no change in the assessment of 1 West Street, Unit 209 and it passed 3-0.

Stephen Nocera made and Scott Sirianni seconded a motion to make no change in the assessment of 24 Hazelmeadow Place and it passed 3-0.

The board approved by a vote of 3-0 Stephen Nocera's motion, seconded by Scott Sirianni, to approve the minutes of the April 13, 2012 special meeting as prepared by the assessor, and it passed unanimously.

On Stephen Nocera's motion and Scott Sirianni's second, the board voted 3-0 to adjourn. The board adjourned at 6:54 pm.

Respectfully Submitted,
David M. Gardner, Assessor
Clerk
April 20, 2012