



Town of Simsbury

Board of Assessment Appeals

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Minutes of the March 30, 2016 Special Meeting Subject to Approval

The Board of Assessment met Wednesday, March 30, 2016 via conference call set up in the assessor's office beginning at 4:00 PM. Present by telephone: board members Stephen Nocera and Lori Fernand. Also present in the office for the meeting were David Gardner, assessor and Amanda Ritsick, assistant assessor.

Stephen Nocera made and Lori Fernand seconded all of the motions. Except for motion number 2, which passed 1-0, with Stephen Nocera abstaining, all motions passed 2-0.

Each motion on deciding appeals encompassed the assessments referenced on the attached spreadsheet, which identifies the assessments encompassed by the motion following a heading, e.g., Motion 1. There were six such motions in all.

The assessor had prepared a spreadsheet with proposed resolutions on the appeals and had e-mailed it to the board members before the meeting. The assessor had worked with Ms. Fernand on recommendations on the appeals she heard on March 11 and March 28, and those were included. The assessor reviewed and commented on the appeals and the thinking behind the recommendations. Discussion ensued, and the board voted as noted above.

Motion 1

To approve the recommended resolutions on all of the appeals heard by Ms. Fernand, including specifically, 48 County Road, and excluding the personal property appeal of Joseph Mulshine.

Motion 2

To reduce the personal property assessment of Joseph Mulshine on his Vermont-registered motor vehicle to zero.

Motion 3

To reduce the assessment of 118 Old Canal Way by 10,000.

Telephone (860) 658-3251

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<http://www.simsbury-ct.gov/board-of-assessment-appeals>

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8:30 - 7:00 Monday

8:30 - 4:30 Tuesday through Thursday

8:30 - 1:00 Friday

Motion 4.

To reduce the assessment of Lot 1C and 1A, property of 2 Hopmeadow Street Realty Co, LLC by reducing the value of the land by \$10,000 per acre, as recommended by the assessor.

Motion 5.

To approve all other recommendations as presented, and not previously voted on, with the exception of the Chestnut Hill Associates appeal on 690 Hopmeadow Street.

Motion 6.

To approve the assessor's recommendation to reduce the assessment of 690 Hopmeadow Street by 175,400.

The board voted to approve the minutes of the March 11 and March 18 hearings.

The board voted to set Friday, September 16, 2016 from Noon to 5:00 PM as the date and time of its meeting for the motor vehicle appeal session, and to adjourn, which it did at approximately 4:39 PM.

Respectfully submitted,

David M. Gardner, Assessor
Acting Clerk

April 1, 2016

DATE	HEARD BY BAA MEMBER	TAXPAYER	PROPERTY	TYPE	GRAND L.	UNIQUE ID	ASSESSMENT	COMMENTS/CURRENT MILEAGE	NADA MILEAGE ASMT ADJSTMT	REVISE D ASSESS .	CHANGE	MAILED	ASSESSOR'S COMMENTS TO BOARD AND HEARING NOTES
MOTION 1													
March 11, 2016	LORI FERNAND	CRAIG A HITCHCOCK	2005/BMW/X3	MOTOR VEHICLE	2015	57979	6,560	125808	105	4,600	-1,960		
March 11, 2016	LORI FERNAND	DENNIS CODY	2010/HONDA/PILOT	MOTOR VEHICLE	2015	53287	11,430	NOT PROVIDED		8,080	-3,350		
March 11, 2016	LORI FERNAND	DENNIS CODY	2007/HONDA/ACCORD	MOTOR VEHICLE	2015	53286	5,720	NOT PROVIDED		3,520	-2,200		
March 11, 2016	LORI FERNAND	WILLIAM BOUDREAU	2006/ACURA/MDX; 2011/TOYOTA/SIENNA	PERSONAL PROP	2015	20150126	27,425	NOT PROVIDED		11,013	-16,412		Testified 2011 Sienna is in Vermont
March 11, 2016	LORI FERNAND	PATRICIA DEPASQUALE	88 HEDGEHOG LANE	RESIDENTIAL	2015	30472350	607,410			590,220	-17,190		On market for \$799,000
March 11, 2016	LORI FERNAND	SETH M BIELUCKI	17 TANAGER CIRCLE	RESIDENTIAL	2015	31345750	89,790			72,410	-17,380		Correct dimensions
March 11, 2016	LORI FERNAND	RC CONNECTORS LLC	146 HOPMEADOW STREET	COMMERCIAL	2015	30192500	2,497,420			2,366,900	-130,520		OK based on what I believe net operating income of the apartments to be
March 11, 2016	LORI FERNAND	WILLIAM F VOSMER III AND DONNA WALDRON	42 MUNNISUNK DRIVE	RESIDENTIAL	2015	30874200	194,540			185,500	-9,040		Condition average, patio no value
March 11, 2016	LORI FERNAND	CHRISTOPHER MANGO	111 EAST WEATOGUE STREET	RESIDENTIAL	2015	30961400	400,090			371,700	-28,390		"Outbuilding" and land value

March 18, 2016	LORI FERNAND	XIUYANG YU	48 COUNTY ROAD	RESIDENTIAL	2015	31144801	250,690			215,690	-35,000		Reduce for unfinished additions
March 11, 2016	LORI FERNAND	CRAIG A HITCHCOCK	2005/BMW/X3	MOTOR VEHICLE	2014 SUPPLE	81384	7,860	125808	-158	5,790	-2,070		
March 11, 2016	LORI FERNAND	DENNIS CODY	2010/HONDA/PILOT	MOTOR VEHICLE	2014 SUPPLE	80562	13,840	NOT PROVIDED		9,780	-4,060		
March 11, 2016	LORI FERNAND	DENNIS CODY	2007/HONDA/ACCORD	MOTOR VEHICLE	2014 SUPPLE	80561	6,530	NOT PROVIDED		4,020	-2,510		
MOTION 2													
March 18, 2016	LORI FERNAND	JOSEPH AND ANITA MULSHINE	2014/HONDA/CRV	PERSONAL PROP	2015	20150131	21,438	NOT PROVIDED		0	-21,438		Testified CRV is in Vermont
MOTION 3													
March 18, 2016	STEVE NOCERA	ALLISON ASHMORE	ASHMORE HAIR DESIGNS	PERSONAL PROP	2015	20150026	40,500			5,100	-35,400		Estimated, filed declarations with appeal
MOTION 4													
March 18, 2016	STEVE NOCERA	2 HOPMEADOW STREET REALTY CO LLC	E18 117 001-1C	VACANT LAND	2015	30372317	491,530			454,050	-37,480		Change would reduce acre rate from 131, 125 to 121, 125
March 18, 2016	STEVE NOCERA	2 HOPMEADOW STREET REALTY CO LLC	E18 117 001-1A	VACANT LAND	2015	30372315	571,460			527,880	-43,580		Change would reduce acre rate from 131, 125 to 121, 125
MOTION 5													
March 18, 2016	STEVE NOCERA	KHURRAM BASHIR	28 OAKWOOD ROAD	RESIDENTIAL	2015	31481610	205,280			182,230	-23,050		Lower condition , more depreciation
March 18, 2016	STEVE NOCERA	JO NOL AND NANCY HUMPHREYS	55 WOODCHUCK HILL ROAD	VACANT LAND	2015	32111600	12,140			12,140	0		Assess reduced for 2015, claimed MV 20,000
March 18, 2016	STEVE NOCERA	KENNETH R FINN DMD LLC	KENNETH R FINN DMD LLC	PERSONAL PROP	2015	4258379	202,275			176,840	-25,435		Filed personal property declaration in February that were due Nov 2 - actual declarations + plus 25% penalty

March 18, 2016	STEVE NOCERA	MICHAEL RAY	2009/TOYOTA/COROLLA	MOTOR VEHICLE	2015	65212	5,650	NOT PROVIDED		5,420	-230	BAA on 2014 - 500 assessment
March 18, 2016	STEVE NOCERA	JAMES RAY	2013/TOYOTA/COROLLA	MOTOR VEHICLE	2015	65210	9,170	NOT PROVIDED		6,500	-2,670	BAA on 2014 - 500 assessment
March 18, 2016	STEVE NOCERA	JAMES RAY	2006/HONDA/ELEMENT	MOTOR VEHICLE	2015	65208	6,140	NOT PROVIDED		2,100	-4,040	\$500 over his private party value x 70%
March 18, 2016	STEVE NOCERA	JAMES RAY	2011/TOYOTA/CAMRY	MOTOR VEHICLE	2015	65209	8,510	NOT PROVIDED		7,450	-1,060	BAA on 2014 - 500 assessment
March 18, 2016	STEVE NOCERA	STEPHEN SWENSON	2007/HONDA/PILOT	MOTOR VEHICLE	2015	68101	8,490	135000	-298	7,780	-710	
March 18, 2016	STEVE NOCERA	STEPHEN SWENSON	2003/VW/PASSAT	MOTOR VEHICLE	2015	68102	2,920	105000	630	2,420	-500	
March 18, 2016	STEVE NOCERA	STEPHEN SWENSON	2009/VW/PASSAT	MOTOR VEHICLE	2015	68100	6,350	150000	-1785	4,600	-1,750	
March 18, 2016	STEVE NOCERA	MARIA ADAMS	4 GREEN VALLEY DRIVE	RESIDENTIAL	2015	30004420	177,160			177,160	0	Assess. Reduced for 2015 list - see on GIS simsbury.mapxpress.net
March 18, 2016	STEVE NOCERA	KENNETH AND LINDA SCHEINHOLZ	2003/CADILLAC/CTS	MOTOR VEHICLE	2015	66415	4,200	NOT PROVIDED		2,975	-1,225	Appellant 1,750 -average the two
March 18, 2016	STEVE NOCERA	KENNETH AND LINDA SCHEINHOLZ	1992/CADILLAC/DEVILLE	MOTOR VEHICLE	2015	66414	1,310	NOT PROVIDED		520	-790	Accept appellant's value
March 18, 2016	STEVE NOCERA	NEIL VAYDA	118 OLD CANAL WAY	RESIDENTIAL	2015	3146900	198,860			188,860	-10,000	
March 18, 2016	STEVE NOCERA	MICHAEL MEDEIROS	28 RIVERSIDE ROAD	RESIDENTIAL	2015	30252400	203,620	GARAGE VALUE		200,700	-2,920	10% off new garage assessment
March 18, 2016	STEVE NOCERA	ROBERT SCHULTZ	15 RUTHIES LANE	RESIDENTIAL	2015	31934803	659,070	BARN VALUE		659,070	0	Claimed barn value of \$16,000, proved he paid over \$38,000 in 2005
MOTION 6												
March 18, 2016	STEVE NOCERA	CHESTNUT HILL ASSOC OF SIMSBURY LLC	690 HOPMEADOW STREET	COMMERCIAL	2015	30372350	1,231,000			1,055,600	-175,400	Deduct 251,000 (to nearer thousand) for bank to office conversion cost; land value increased in 2015 for 31 apartment approvals @ \$30,000 each

TOTAL CHANGES -657,760