

From: Brett Marchand April 15, 2011 10:59:50 AM
Subject: Board of Assessment Appeals Minutes 04/13/2011
To: SimsburyCT_BOAAMin
Cc:

Town of Simsbury
Board of Assessment Appeals

The meeting was called to order at 3:00 PM.

Mark Wigmore, Chairman, Dennis Fallon and Will Fiske were present. Also present were Nancy Haase, Board of Selectman liaison, David Gardner, assessor and clerk, and appellants and their representatives, as noted.

1.) Michael Wildman, owner of 5 Ruthie's Lane, accompanied by Kris Barnett, the listing agent for this property presented the board with a report with photos in support of a requested \$500,000 assessment (approximately \$714,000 market value).

2.) Raymond Hansen, owner of 2 Wildflower Lane, commented on his property, and presented a list of comparisons in support of a reduction.

3.) Susan King, owner of 9 Metacom Drive and Alan Budkofsky, appraiser, spoke on that property. Mr. Budkofsky answered Mr. Wigmore's questions about the appraisal. In Mr. Budkofsky's appraisal, the value conclusion as of October 1, 2007 is \$900,000. The town's market value is approximately \$1,174,000. The property last sold on October 1, 2004 for \$1,165,000.

4.) Jamie Platkin and Michael Sternberg appeared to appeal their newly purchased home at 45 Drumlin Road. They paid \$420,000, the home appraisal was \$465,000 and the 2007 revaluation market value was \$557,000 +/- . The decline in residential market values since the revaluation, it was proffered, was not enough to account for the \$92,000 difference in market value, and that was taken to be an indication that the town's valuation was too high. (Editor's note: or it could be a result of the current appraisal being too low.) The value per square foot of 47 Drumlin Road was proposed as a reference for the assessment of the subject.

According to the owners, the finished basement area is from about 1975 and is in poor condition. The attached greenhouse has deteriorated and will have to be removed. In addition to the owners, Judith Platkin commented on the condition of the house.

5.) Roberta and Robert Doerfler appeared to appeal the value of their property at 10 Walker Drive. They are the original owners, having purchased the house in 1953. Mr. Wigmore explained revaluation and assessment appeals, and reviewed the property record card with the Doerfler's paying particular attention to the condition of the house. Mrs. Doerfler indicated that one bathroom had been replaced, but that the kitchen is original and the house needs some new shingles and painting, and new windows.

The board proceeded to act upon appeals and continued until about 4:35 PM, when the last appellant came to be heard.

Mark Wigmore made and Dennis Fallon seconded a motion to reduce the house condition of 10 Walker Drive from average to fair, and it passed with three in favor and none opposed.

Mark Wigmore made and Will Fiske seconded a motion to reduce the condition of 45 Drumlin Road from good to average, delete the value of the finished basement as well as the green house and it passed unanimously.

Mark Wigmore made and Will Fiske seconded a motion to reduce the grade of 9 Metacom Drive by 10%, from a 12 to 12 - 10%, and the motion passed 3-0. Reference was also made to the 2002 review.

Mark Wigmore made and Will Fiske seconded a motion to apply a 5% locational depreciation to the 5 Ruthie's Lane house value, and it passed unanimously.

The board heard from John Celis Carreno, the owner of 92 Old Meadow Plain on the appropriateness (or lack) of raising the assessment of the property for better condition in 2007 than was indicated in the revaluation, for work done in 2006 and gave the board a summary statement of his concerns.

The board returned to the appeals from Monday, April 4.

The board voted 3-0 in favor of Mark Wigmore's motion, seconded by Will Fiske, to reduce the schedule class for the new shed at 133 Holcomb Street from a 9 to an 8 and to remove the plus topographical/amenities factor on the surplus land.

Dennis Fallon made and Will Fiske seconded a motion to apply a 5% locational depreciation rate to the house at 2 Hamilton Lane, and the board approved it unanimously.

The assessor presented a proposed change to Mr. Bonnetti's farm land on East Weatogue Street which would re-allocate the Tillable B and Tillable C soil so that they are approximately equal, and to set the assessment at 21,460. Mark Wigmore so moved and Will Fiske seconded the motion, which

passed 3-0.

Will Fiske made and Dennis Fallon seconded a motion to accept the assessor's recommended value for 55 Blue Ridge Drive, and to set the assessment at 355,080. The motion passed unanimously.

The board approved unanimously Mark Wigmore's motion, seconded by Dennis Fallon to reduce the assessment of 62 West Mountain Road to 232,750, as recommended by the assessor. This reduces the house, the lot and the excess acreage.

On a motion by Mark Wigmore, seconded by Dennis Fallon, the board voted 3-0 to reduce the lot value on 31 Tootin' Hill Road by 10%. The resulting assessment is 233,610.

The board voted 3-0 to approve Dennis Fallon's motion, seconded by Will Fiske, to accept the assessor's recommended revision for 25 Lincoln Lane, which sets the assessment at 221,000.

Will Fiske made and Dennis Fallon seconded a motion to approve the minutes of April 4, 2011; April 6, 2011 and September 15, 2010 as revised and corrected and the motion passed 3-0.

The meeting was adjourned at 5:40 upon the motion of Mark Wigmore and Dennis Fallon's second, and unanimous vote in favor.

Respectfully Submitted,
David M. Gardner, Assessor (Clerk)