

## Board of Assessment of Appeals

### Minutes for Hearings

March 22, 2017

Hearings were convened at 6:02 P.M. by Chairman Steven Beck;

present were members Ron Babbitt and Kim Lang.

First Hearing – 6:00 - Leo and Ruth Mac Donald

Chairman Beck swore in the MacDonald's and then they were asked if they had any further information to share with the Board. They pointed out that the siding on the house didn't match and that they were no longer a business.

Second Hearing – 6:15 - Lori and Mario Locas

Chairman Beck swore in the Locas' and then they were asked if they had anything further information to share with the Board. They pointed out that there were no updates to their home and that the area over the garage was not heated so it shouldn't be considered livable space.

Third Hearing – 6:30 – Andre and Michelle Joly

Chairman Beck swore in the Joly's and then asked if they had anything further information to share with the Board. They shared what they felt were comps from recent sales in the area.

Fourth Hearing – 6:45 – Jon Bazinet

Chairman Beck swore in Mr. Bazinet and then asked if there was any further information he'd like to share with the Board for the property at **207 Kimball Road**. He shared that the property is currently unoccupied and in desperate need of repairs.

Fifth Hearing – 7:00 – Jon Bazinet

The Board moved on to discuss the property at **0 Sullivan Road**. Mr. Bazinet felt that the land locked area was a swap or should be considered wet lands.

Sixth Hearing – 7:15 – Jon Bazinet

The Board continued to discuss Mr. Bazinet's third property complaint for the listing at **41 Sullivan Road**. Mr. Bazinet felt that the value was greatly inflated and that he couldn't sell his home for the appraised value.

Hearings were closed at 7:08 and a brief recess was called before deliberations began. The Board reconvened at 7:13 to deliberate on the Hearing of the evening.

Decisions were as followed:

**First Hearing – 6:00 - Leo and Ruth Mac Donald**

Because it could not be verified that the business at 332 South Burnham Highway is no longer active the decision of the Board is as follows:

***Due to the location and the quality of the construction of this business the BAA feels the appraisal is fair and equitable so therefore the appeal is denied.***

**Second Hearing – 6:15 - Lori and Mario Locas**

Because the complaints pointed out a large area of their property was unheated and could not be considered livable space, the Assessor was asked to recalibrate the property taking that area into consideration. Then the Board's decision is as follows:

***Due to information provided by the homeowners that the room above the garage is unheated; the BAA has reassessed the property value to \$380,880.***

**Third Hearing – 6:30 – Andre and Michelle Joly**

After reviewing the comparable listings the homeowners provided the Board's decision is as follows:

***Due to the quality of construction and the finishes (central air, hardwood and tile floors, attached 2 car garage) the BAA feels the appraisal is fair and equitable therefore the appeal is denied.***

**Fourth Hearing – 6:45 – Jon Bazinet**

207 Kimball Road – The Board felt that whether a property is allowed to fall in disrepair and left unoccupied isn't the concern of the Board; therefore the decision is as follows:

***The appraised value increase was \$6730 over 5 years; therefore the BAA feels that the appraisal was fair and equitable. This appeal is denied.***

0 Sullivan Road –

***Due to the State's mandated forest land increase from \$130 to \$240 per acre by law the BAA cannot adjust this due to the property's classification.***

41 Sullivan Road – after a brief review of the property the Board's decision is as follows:

***Due to the uniqueness of the property (5 bedrooms, 4 bathrooms, in-law apartment, pool, large patio, and 3 car garage) the BAA feels the appraisal is fair and equitable. This appeal is denied.***

This Hearing was adjourned at 7:55 P.M.

## Board of Assessment of Appeals

### Minutes for Hearings

March 23, 2017

Hearings were convened at 6:00 P.M. by Chairman Steven Beck;  
present were members Ron Babbitt and Kim Lang.

First Hearing – 6:00 - Charles and Phyllis Palmer; present were Phyllis and Betsy Palmer

Chairman Beck swore in the Palmer's and then they were asked if they had any further information to share with the Board. They pointed out the difficulties and usual features of the property at 305 River Road.

Second Hearing – 6:15 – Charles and Phyllis Palmer; present were Phyllis and Betsy Palmer

Discussion continued about the property at 317 River Road, the two again showed maps and shared information showing the difficulties and unusual features the property has.

Chairman Beck swore in Kristen Kvist and then asked if she had any further information to share with the Board. Ms. Kvist pointed out the difficulties and usual Third Hearing – 6:30 – Hans and Joyce Kvist; present was Kristen Kvist

features of the property at 63 Blissville Road. She shared several pictures of the property with the Board.

Fourth Hearing – 6:45 – James and Shirley Niedojadlo

Chairman Beck swore in James Niedojadlo and then asked if he had any further information to share with the Board. Mr. Niedojadlo pointed out a clause on the Deed to the property states that no structures may be built on 311 South Burnham Highway.

Fifth Hearing – 7:00 - Margaret Seavey

Chairman Beck swore in Margaret Seavey and then asked if she had any further information to share with the Board. She pointed out the difficulties and unusual features of the property to the Board.

Sixth Hearing – 7:15 – David Nowakowski representing Sunfox Campground

Chairman Beck swore in David Nowakowski and then asked if he had any further information to share with the Board. He pointed out the difficulties and unusual features of the property to the Board and shared several pictures of the property at 17 Strnad Road.

Hearings were closed at 7:18. The Board immediately began deliberations and made the following decisions:



**First Hearing – 6:00 - Charles and Phyllis Palmer; present were Phyllis and Betsy Palmer**

After a brief review of both properties owned by Phyllis Palmer the following decisions were rendered:

305 River Road - ***Due to the odd shape, wet topography, and difficult location the BAA has reassessed this property for \$9520.***

317 River Road – ***Due to the odd shape, wet topography, and difficult location the BAA has reassessed this property for \$5200.***

**Third Hearing – 6:30 – Hans and Joyce Kvist; present was Kristen Kvist**

After a brief review of the property and reviewing the pictures provided the Board decided the following:

***Due to the steep topography, shape, and poor location; the Board has reassessed this property for \$5610.***

**Fourth Hearing – 6:45 – James and Shirley Niedojadlo**

The Board's decision on this Appeal is as follows:

***Due to statements on the Deed to the property for 311 South Burnham Highway the BAA has reassessed the property for \$2500.***

**Fifth Hearing – 7:00 - Margaret Seavey**

The Board discussed briefly the situation at O Lee Road and decided the following:

***Due to the hardship in accessing this property the BAA has reassessed this property for \$4100.***

**Sixth Hearing – 7:15 – David Nowakowski representing Sunfox Campground**

The Board reviewed the pictures the property owner provided and after a brief discussion made the following decision:

***Due to the wet topography of this property and previous classification as wet lands; the BAA has reassessed this lot for \$3920.***

This Hearing was adjourned at 8:11 P.M.

Respectfully submitted by,

*Kimberly Lang*

RECEIVED FOR RECORD AT LISBON  
CT ON 04/13/2017 AT 11:00am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Margaret Wakely, Asst*