

Board of Assessment Appeals
Minutes – March 17, 2018 Hearing

Town of Warren
50 Cemetery Rd Warren

Present: J. Manley, C. Frisbie and R. King

Hearings called to order at 9am by Manley

All property hearing applications were based on the new revaluation figures and not on taxes paid.

Each applicant was sworn in by J. Manley and was given 10 minutes to state their case and to submit any evidence to support their request.

The Board heard four (4) property applications, (2) applications were not able to attend on 3/17/18, so they were rescheduled for Friday, March 23, 2018, and one (1) personal property application did not show.

The Board scheduled 2 site visits for (a) 246 Brick School Road at 11:00am and (b) 96 North Shore Road at noon on Friday, March 23, 2018.

The Board decided not to discuss any of the applications until after the last 2 applicants had their hearings and the site visits were completed. The Assessor and a representative from the reval company – eQuality- were asked to meet with the Board after the hearings on Friday, March 23, 2018 to answer any possible questions the Board might have regarding the properties.

R. King left the meeting at 10:45am

Motion (Frisbie/Manley) to adjourn at 11:00am **All in Favor**

Minutes – March 23, 2018 Site Visits and Hearings

J. Manley and R. King met at 10:45am to visit 246 Brick School Rd and 96 North Shore Rd.

Frisbie joined the Board at noon.

Meeting called to order at noon by J. Manley

Frisbie was given details regarding the site visits

Each applicant was sworn in by J. Manley and was given 10 minutes to state their case and to submit any evidence to support their request.

Board met with Town Assessor, Linda Bertaccini and Jay Cembruch the representative from eQuality to have some questions answered.

The following decisions were made by the Board regarding each property:

1. Ohmen Property Maintenance, LLC - No Show Did not file Personal Property with assessor
No Action
2. 15 Hopkins Rd Map 47 Lot 8 Hopkins Brothers LLC – B&B
Error on the year built - changed from 1990 to 1870 Property is classified as Commercial
Assessed Value \$774,730 New Assessed Value \$706,020

3. North Shore Road Map 47 Lot 19 William L. Hopkins
Land is classified as Tillable C and per the Connecticut Farm Bureau Association - PA 490 - the set price is \$670 per acre
Assessed Value \$ 8,210 NO Change
4. 19 Hopkins Road Map 03 Lot 01 William Hopkins
Error on classification of land – should be Tillable D and per the Connecticut Farm Bureau Association - PA 490 - the set price is \$460 per acre
Assessed Value \$ 15,610 New Assessed Value \$ 5,200
5. 41 Arrow Point Rd Map 41 Lot 06 Arrow Point Realty LLC
Reviewed the properties lake frontage compared to neighbors
Influence factor (location, views, frontage)
Assessed Value \$ 3,163,800 NO Change
6. 44 Arrow Point Rd Map 41 Lot 9 Claire Gold
Assessed Value \$ 1,105,930 NO Change
7. 96 North Shore Road Map 42 Lot 06 Heather Allen ET AL
Manley and King did a site visit to review request regarding outbuilding
Question to Jay regarding eQuality's terminology versus the previous reval company's
Determined the prior revaluation of property was low and wasn't corrected
Assessed Value \$ 790,040 NO Change
8. 246 Brick School Road Map 32 Lot 02 Palma Vitale
Manley and King did a site visit to the property
Reviewed the "class" terminology of the past and present revaluation companies
Determined the class would be changed from A to A-
Assessed Value \$355,600 New Assessed Value \$333,700
9. 26B North Shore Road Map 43 Lot 09 Sachem Corporation
Property is a piece of land on the lake which 10 specific properties may elect to purchase a share in the Corporation It is classified as a non-building lot It is assessed at a lower rate than the other properties in the area President of the Corporation – Peter Bakstansky feels it should be at a nominal amount of \$17,220 and claims that those 10 properties have already been taxed on this parcel when they purchased their individual properties – determined that the 10 properties associated with the corporation are not and have not been taxed by the Town for that parcel of land. Bakstansky and home owner D. Pitsofsky, argued the case of Breezy Knoll vs Town of Morris Board is to contact Town Attorney for legal opinion of our decision in the matter

Town Attorney was called regarding Sachem hearing Frisbie to fax requested information to attorney on Monday, March 26, 2018

Motion (Frisbie/King) to adjourn at 4:15pm All Approved