

MINUTES OF MEETING

A meeting of the **Bethel Board of Assessment Appeals** was held in Meeting Room B in the CJH Municipal Center, 1 School St. Bethel, CT on March 27, 2009

**Present:** A.J. Bernard, Barbara Coles, Linda Curtis

**Absent:** None

The meeting was called to order at 5:30 p.m.

Minutes of the March 26, 2009 meeting were accepted on a motion by Barbara Coles and second by A.J. Bernard.

**New Business:**

Appeal of 55 Old Hawleyville Rd: Adjustment \$-22,820 to dwelling value; Reason: Reduced grade due to poor condition of dwelling.

Appeal of 136 Putnam Park Rd: Adjustment \$-26,880; Reason: A permit was pulled for a pool which was never built.

Appeal of 2 Old Dodgingtown Rd: Adjustment \$-105,680; Reason: Property lies mainly in Newtown and total lot is not large enough to subdivide, by unanimous decision.

Appeal of 20 Pound Sweet Hill & 18 Pound Sweet Hill: Adjustment \$0; Reason: There were no errors in field card and no major defects to property, by unanimous decision.

Appeal of Old Dodgingtown Rd (91 54 02); 33 Old Dodgingtown Rd; 12 Old Dodgingtown Rd; Old Dodgingtown Rd (91 55 70): Adjustment \$0; Reason: Appeal was denied because there was no current forest certification on these properties, however, if appellant can obtain a forester's certificate within 60 days of this appeal, assessor shall grant the forest designation and change the assessment accordingly.

Meeting was recessed at 7:15 pm and reconvened at 7:20 pm in the assessor's office to meet with tax assessor Ann Marie Herring and go over her findings on appeals for which the Board required more information.

**Old Business:**

Appeal of 3 Wooster St: Adjustment \$0; Reason: Issue with neighbor's retaining wall was already being addressed and there were no errors in field card or major defects to property, by unanimous decision.

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Appeal of 6 Penny Lane: Adjustment \$0; Reason: Correct model was described on the field card.

Appeal of 13 Penny Lane: Adjustment \$0; Reason: Correct model was described on the field card.

Appeal of 51 Nashville Rd Ext: Adjustment \$0; Reason: Power lines were not a major detraction to the land value, Linda Curtis recused herself from the vote.

Appeal of 11 Benedict Rd: Adjustment \$0; Reason: Water damage to basement requires repairs but does not change the fact that it is a finished basement, by unanimous decision.

Appeal of 16 Old Turnpike Rd: Adjustment \$-8,610; Reason: Removed shed and deducted unfinished attic from square footage.

Appeal of 20 & 26 Aunt Patty's Ln: Adjustment \$0; Reason: These are viable lots, by unanimous decision.

Appeal of 269 Greenwood Ave: Adjustment \$0; Reason: Documents provided did not substantiate change in assessment.

Appeal of Personal Property – Birch Piano Tuning: Adjustment: \$0; Reason: Appellant did not file personal property declaration.

Appeal of Personal Property – Holmberg Well Drilling: Adjustment: \$0; Reason: Appellant did not file personal property declaration.

Appeal of Personal Property – Bethel Home Improvements, LLC: Adjustment: \$0; Reason: Appellant did not file personal property declaration.

Appeal of Personal Property – Chameleon Communications: Adjustment: \$-352,360; Reason: Appellant filed a personal property declaration indicating disposal of property due to ceasing operations in 2008.

Appeal of Personal Property – LaZingara Restaurant: Adjustment \$-2,350; Reason: Appellant resubmitted personal property declaration.

Appeal of Highview Excavating: Adjustment \$-8,250; Reason: This was not an actual company and appellant did file personal property declaration for Highview Tree Farm.

Appeal of CT Roofing: Adjustment \$-1,310; Reason: Appellant showed proof that the company was dissolved in 2006.

Appeal of Edan Gavish: Adjustment \$-730; Reason: Appellant filed personal property declaration.

Appeal of 7 Meadow Ln: Adjustment \$0; Reason: There were no errors in field card and no major defects to property, by unanimous decision.

Appeal of 11 Stony Hill Rd: Adjustment \$0; Reason: Appraisal contained inaccuracies.

Appeal of 21 Stony Hill Rd: Adjustment \$0; Reason: Appraisal was not done for October 1, 2007.

Appeal of 18 Stony Hill Rd: Adjustment \$0; Reason: Appraisal contained inaccuracies.

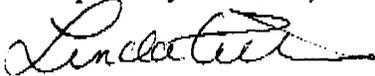
Appeal of 28-38 Turkey Plain Rd: Adjustment \$0; Reason: no errors in field card or major defects to property, by unanimous decision.

Appeal of Durant Ave (21 39 46A): Adjustment \$0; Reason: Appeal is being denied because HUD law could not be confirmed or denied in time for this appeal process and since this is a commercial building with a value of over \$500,000 it is beyond the scope of this Board.

Appeal of Scalzo Group: Adjustment \$0; Reason: Although appellant was able to produce an appraisal by the deadline, it was done on a cost basis, not an income basis which is the correct method for commercial property.

A motion was made by Barbara Coles to adjourn the meeting and was seconded by A. J. Bernard. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Linda Curtis

Secretary, Board of Assessment Appeals