

**BOARD OF ASSESSMENT APPEALS
MINUTES
MARCH 6, 2013
SALEM TOWN HALL, CONFERENCE ROOM 2**

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 7:00 PM by Robert Green.

The legal notice was read that was in The Day newspaper on Tuesday January 29, 2013.

The following is the list of appellants and appointment times:

7:00 PM Steven and Kathryn Mann 389 Hartford Rd., Salem, CT 06420 860-303-1214
List Number: 130075 2011 Nissan Juke

Steven Mann was sworn in by R. Green.

Appellant claim:

- Assessment value of vehicle.

Mr. Mann stated the value on the vehicle was high. He presented documentation that was to date. The vehicle has an estimated 30, 000 miles.

R. Green informed Mr. Mann the values used must be the NADA value as of October 1, 2011.

Board Decision: The Board researched the vehicle with the NADA values. The clean retail of the vehicle is \$25175 + \$875 for low mileage = \$26000 x .70 = \$18200 assessed value.

The Appellant will be notified by mail of the Board's decision.

7:15 PM Steven and Kathryn Mann 389 Hartford Rd., Salem, CT 06420 860-303-1214
List Number: 80056 2003 Silverado P/U

Appellant claim:

- Assessed value of vehicle.

Mr. Mann discussed the condition of the vehicle; there is 86000 miles, it is not road worthy and is in non-running condition.

Board Decision: NADA rough trade in value is \$5125 x .70 = \$3580 assessed value.

The Appellant will be notified by mail of the Board's decision.

7:30 PM Steven and Kathryn Mann 389 Hartford Rd., Salem, CT 06420 860-303-1214
List Number: 80050 2008 Mini Cooper (wagon, 3 door Clubman)

Appellant claim:

- Assessed value of vehicle.

Mr. Mann stated the current miles on the vehicle are 6800. He thought the miles would have been approximately 6200 in October. The vehicle has leather interior and a sunroof.

Board Decision: NADA clean retail is \$21400 + \$750 (leather) + \$825 (sunroof) = \$22975 - \$500 for mileage = \$22475 x .70 = \$15732 (\$15730 assessed value).

The Appellant will be notified by mail of the Board's decision.

7:45 PM Steven and Kathryn Mann 389 Hartford Rd., Salem, CT 06420 860-303-1214
List Number: 130076 2008 Volvo XC70

Appellant claim:

- Assessed value of vehicle

Mr. Mann stated the mileage on the vehicle is 92000.

Board Decision: NADA clean retail is \$27475 - \$4375 (mileage) = \$23100 x .70 = \$16170 assessed value.

The Appellant will be notified by mail of the Board's decision.

7:30 PM Patricia Aldrich 330 Laurelwood Rd., Salem, CT 06420
List Number: 1843 Pool

Patricia Aldrich was sworn in by R. Green

Appellant claim:

- Assessed value of pool (\$2300)

Mrs. Aldrich stated the pool was bought in 2007 for a clearance price of \$1000. She presented documentation that if she was to purchase a 24' round pool now, the expense would be less than \$2000.

Board Decision: Value of new pool \$1900 x 75% appreciation = \$1425. Appraised market value \$1425 x .70 = \$997 (\$990 assessed value).

The Appellant will be notified by mail of the Board's decision.

8:00 PM Cheryl Philopena 309 Rattlesnake Ledge Rd., Salem, CT 06420 860-859-2771
List Number: 305

Mrs. Philopena was sworn in by R. Green.

Appellant claim:

- Assessment value of house.

Mrs. Philopena explained and presented documentation on the assessments of her property and the surrounding properties. She stated she would like an explanation as to why there is a difference in the properties when they were built at the same time.

Board Decision: The Board reviewed the property cards that were presented. The grade of +10 was on 3 of the 5 cards which is an increase of the quality of the house. R. Green stated a raised ranch is assessed at \$75 per square foot; a ranch is \$85 per square foot. These were the differences in the compared houses.

There is no change in the assessment.

The Appellant will be notified by mail of the Board's decision.

8:30 PM David Durkee 345 Laurelwood Rd., Salem, CT 06420 860-608-2083
List Number: 1823 Pool

Mr. Durkee was sworn in by R. Green.

Appellant claim:

- Assessed value of above ground pool.

Mr. Durkee stated the pool (1993 Ester Williams Carnival 15 x 30) was purchased used in 2003 and was 10 years old at the time. He paid \$3275 to have the pool moved and installed. Mr. Durkee thought the value of the pool now should be \$1100.

Board Decision: The Board stated not enough significant information was given in order to make an adjustment. There will be no change in the assessment.

The Appellant will be notified by mail of the Board's decision.

8:45 PM Peter Zack 31 Hilltop Trail, Salem, CT 06420 860-859-1241
List Number: 1342 Pool

The appellant cancelled the meeting and did not reschedule. There will be no change in the assessment.

The Appellant will be notified by mail of the Board's decision.

9:00 PM

**Patricia Invansheck
List Number: 400361**

**80 Witter Rd, Salem, CT 06420
Personal Property**

The appellant had been double charged for farm; this was a clerical error.
The assessment will be adjusted.

The Appellant will be notified by mail.

The hearing adjourned at 9:15 PM.

Respectfully submitted,
Diane Weston
Recording Secretary