

**BOARD OF ASSESSMENT APPEALS
MINUTES
APRIL 10, 2012
SALEM TOWN HALL, CONFERENCE ROOM 2**

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 7:15 PM by Robert Green.

R. Green read the legal notice from the Day newspaper dated 2/24/12.

The following is the list of appellants and appointment times:

**7:00 PM Gary Aligood 127 Hartford Road, Salem
Map Number: 21/61 30 Eden Road**

Appellant claim:

- Assessment “too much”

Board Decision: No changes will be made at this time; the Appellant did not report for the meeting. Appellant will be notified by mail of the Board’s decision.

**7:15 PM Deborah Wall- Provost 98 Buckley Road, Salem 860-383-4898
List Number: 2172**

Appellant Claim:

- Increase in assessment.

Board Decision: No changes will be made at this time; the Appellant did not report for the meeting. Appellant will be notified by mail of the Board’s decision.

**7:30 PM Deborah Cadwell 139 Witch Meadow Road, Salem 860-984-5753
List Number: 1257**

Rescheduled to April 12, 2012 9:30 PM

**7:45 PM Thomas Lavender 96 Buckley Road, Salem 860-303-1214
List Number: 2171**

Appellant Claim:

- Increase in assessment.

Board Decision: No changes will be made at this time; the Appellant did not report for the meeting. Appellant will be notified by mail of the Board’s decision.

8:00 PM Tiffany B. Cunningham 89 Rattlesnake Ledge Road, Salem 860-329-7510

List Number: 92 PA 490

Tiffany Cunningham was sworn in by R. Green

Appellant Claim:

- Increase in assessment.
- Swampland was changed to Tillable A

The Board discussed the possibility of a clerical error. More description is needed for “farm and woodland forest. The Board will contact the Assessor.

Board Decision: No decision at this meeting. The appellant will be notified by mail of the Board’s decision.

8:15 PM Arnab Mukherjee 26 Diamond Hill Road, Salem 860-501-8781

List Number: 1900

Arnab Mukherjee was sworn in by R. Green.

Appellant Claim:

- Increase in residential assessment.

A. Mukherjee listed residential comparable. The Board discussed that the comparable were not the same square footage as his residence.

Board Decision: The Board will need to pull the 2010 street cards for the comparable on 3, 43, 50 Emerald Glen, 77 Corina Lane, and 97 Beckwith Hill Road. The 2010 street card for 26 Diamond Hill will also be pulled and compared against the newest street card. The Appellant will be notified by mail of the Board’s decision.

8:30 PM Stacy Ford 81 Fairy Lake Road, Salem 860-383-2971

List Number: 136

Stacy Ford was sworn in by R. Green.

Appellant Claim:

- Residential assessment too high.

The Board discussed the square footage of the house, acreage, style of house (gambrel roof colonial). Comparables were submitted.

Board Decision: The Board decided to take the average of the comparables: \$243,500.00 for the house value. The new assessed value will be \$174,050.00. The Appellant will be notified by mail of the Board’s decision.

8:45 PM Matthew Kobyluck 24 Industrial Park Road, Waterford, CT 06385 860-444-9604

List Number: 400386 209/210 Rattlesnake Ledge Road

Matthew Kobyluck was sworn in by R. Green.

Appellant Claim:

- Assessment should be “zero”.

M. Kobyluck has equipment stored on the property. He has a manufacturing exemption from the State of Connecticut. He files a personal property declaration with the Town of Salem, which the Town gets reimbursed by the State for the assessment. The equipment is located at 210 Rattlesnake Ledge Road. He does not receive any tax bills from other towns that he has equipment in.

Board Decision: The Board will need to do further research. No decision was made. The Appellant will be notified by mail of the Board’s decision.

9:00 PM Matthew Kobyluck 24 Industrial Park Road, Waterford, CT 06385 860-444-9604

List Number: 884 210 Round Hill Road

Appellant Claim:

- Increase in assessed value.

M. Kobyluck stated he did not understand how the value of the land could increase. He gusted that there is approximately 25% wetlands on the property.

Board Decision: The Board discussed they would need to meet with the assessor to verify the acreage of the parcel. It was not understood why the acreage was listed as 8 and 38 acres on the street card. No decision was made. The Appellant will be notified by mail of the Board’s decision.

9:15 PM Matthew Kobyluck 24 Industrial Park Road, Waterford, CT 06385 860-444-9604

List Number: 419 209 Rattlesnake Ledge Road

Appellant Claim:

- Assessed value to high (\$438,800.00).
- Does not have a permit to operate as a quarry so the assessment should be less.
- Abuts town transfer station, appellant claims this should decrease the value.

Board Decision: The Board discussed the size of the parcel and whether or not he has a permit to operate the quarry does not affect the assessment of the parcel. The Board will need to meet with the Assessor to verify the zoning on the property.

Hearing adjourned at 9:25 PM.

Copies of the Board of Assessment Appeals decision letters attached.

Respectfully submitted,
Diane Weston
Recording Secretary