

Board of Assessment Appeals
Minutes of April 18, 2011

Members present: Robert Green, Terrell Patterson, Frank Abetti.

Meeting called to order at 5:45 by Robert Green.

BAA met with the Town of Salem Assessor to discuss and resolve the following appeals:

Mary Richardson (GRW, LLC): 406 New London Rd

- Increase in assessment was due a change in size in the land plot from .97 acres to 1.06 acres.
- Board decision: no change in assessment.

McGurer: 63 Valley Dr

- Error in calculating overall basement area was corrected to reflect the newly finished area, reducing the overall size to its original area.
- Property is assessed higher than surrounding homes due to the existence of a pond on the front of the property, adding to the overall value of the property. Appellants provided sight plans of the property denoting wetlands in addition to the existing pond.
- Board decision: Recalculation of the basement area reduced the dwelling assessment from \$373,720 to \$359,980. An adjusted wetlands discount of 25% was applied to reflect the existence of other wetlands, reducing the assessment of the land from \$104,530 to \$101,540.

Rolsma: 36 Stonewall Rd

- Assessment is based on the 2006 revaluation. Assessment of comparable properties provided by the appellant are similar for the same time period.
- Board decision: no change in assessment.

Zhao/Liu: 55 Stonewall Rd

- Property was adjusted by the BAA in 2009 to reflect assessments of comparable properties.
- Board decision: no change in assessment.

Chanaphay: 73C Horsepond Rd

- Board expressed concern that ongoing structural issues described by and proven with submitted photos by the appellant were issues beyond the appellant's control and warranted a reduction in assessment. Assessor agreed.
- Board decision: assessment reduced from \$57,420 to \$37,770.

Scalise

- Board discovered that appellant's camper was being assessed as new vice used (2002).
- Board decision: Assessment recalculated for 2002 model year. Assessment reduced from \$25,000 to \$6,180.

Dion

- Penalty assessed due to no personal property declaration received at the Assessor's office.

Board decision: Assessment reduced from \$7,600 to \$5,250. Penalty adjusted to reflect new assessment from \$1,900 to \$1,310.

Board recessed to Room 1 for hearing of appeals at 7:00 PM.

**7:00PM Jack Duranto 238 Forsyth Road, Salem 248-408-3423
List Number 2176**

J. Duranto was sworn in by Robert Green.

Appellant claim:

- Home located across the street from a junkyard (auto salvaging business).
- At the time he purchased the home, he was assured by 1st Selectman, L. Reitz, and real estate agent in 2007 that junkyard was going out of business and property was going to be subdivided for homes, to be named "Ladd Hill Estates". Junkyard was in the process of removing junk cars from the property.
- Junkyard recently ramping up operation with the addition of junk cars for salvaging. Operates 6 days a week. Noise from the property. Has unsightly appearance/border fencing falling down. Appellant provided photos.

Board decision: Auto salvaging business has a valid (renewed) operating permit. Even though, this business appeared to be "winding down", its permit to operate had not been surrendered and had not expired. Discussions with the Town of Salem Assessor revealed that the existence of the auto salvaging business was taken into account when the appellant's property was assessed. No changes will be made to the appellant's assessment.

7:15PM

**Kobyluck Brothers, LLC 24 Industrial Dr, Waterford 860-444-9604
List Number 400386**

M. Kobyluck arrived late and was sworn in at 7:37 PM by Robert Green.

Appellant claim:

- Did not understand why he was being assessed (Did not provide a copy of his personal property declaration).
- Had no equipment on site that was taxable by the Town of Salem.
- He (the quarry on Round Hill Road) has been shut down by the Town of Salem since 2008.
- Equipment on site was categorized as manufacturing equipment, exempt under Connecticut General Statute 12-81(72) because it was built prior to 2006. Equipment located on the site is a 1997 excavator.

Board decision: Statute cited by the appellant applies to equipment related to the biotechnology industry. The appellant's industry is classified as a mining operation and therefore does not qualify for exemption. To qualify for exemption under this statute, an application must be filed with the local assessing office in accordance with subsection (B) of this statute. No such application was on file with the Town of Salem Assessor's office. No changes will be made to the appellant's assessment.

Board Adjourned at 8:15PM.