

**TOWN OF SALEM
BOARD OF ASSESSMENT APPEALS
REGULAR MEETING MINUTES
MONDAY, MARCH 27, 2017 – 7:00 P.M.
SALEM TOWN OFFICE BUILDING, ROOM 2**

PRESENT

Robert Green, Chairman
Dianne Woronik

ABSENT

Frank Abetti

CALL TO ORDER:

Chairman Green called the meeting to order at 7:00 p.m. and recited the legal notice as published in *The Day* newspaper.

- 1. To hear and possibly take action on assessment appeals for real and personal property listed on the October 1, 2016 Grand List. Appeals will be heard by appointment only. Valid appellants were notified by mail.**

Ted Zito, Salem Center, LLC, 24 Hartford Road, List No. 1632

Ted Zito was sworn in by Chairman Green. Mr. Zito corrected a number of details noted on the Field Card, including the square footage, ceiling heights, type of heating, and flooring and requested an adjustment to the assessment of the building. He felt that basing the assessment of the property with that of 20 Hartford Road is not equitable or comparable, based on its location and visibility. A plan of the building's foundation was submitted noting its square footage. The building is nearly 100% occupied, with the exception of a 6' x 13' area that is near completion.

Ted Zito & Michael Zito, 103-G Horse Pond Road, List No. 1799

Mr. Zito estimates the appraised value of the unit to be \$22,500.00 based on two appraisals obtained by a recently tax foreclosed unit located on the property. Located on the bottom floor, the latter unit, currently owned by the Town, was appraised for \$24,000.00 on October 18, 2016. The unit recently went to auction with a starting bid \$21,000.00 and was not sold.

The Board deliberated on the following appeals:

Ted Zito & Michael Zito, 103-G Horse Pond Road, List No. 1799

Based on comparable properties included in the Town's appraisal, the Board agreed to reduce the assessment from \$18,800.00 to \$16,900.00.

John and Betsy Butts, 376 Hartford Road, List No. 141

Based on the age and condition of the property, the assessment was reduced from \$154,400.00 to \$113,400.00.

Pamela Muccilli, Personal Property, List No. 492205

Based on adjustments made to the Property Card, the assessed value was reduced to \$9,280.00.

Trevor Tourville, 40 Forest Drive, List No. 223

Based on adjustments made to the data indicated on the Property Card, the assessment was reduced from \$147,000.00 to \$144,600.00.

Ray Snarski, 269 Old Colchester Road, List No. 1049

Based on adjustments made to the data indicated on the Property Card, the assessment was reduced from \$218,990.00 to \$215,790.00.

Peter A. Signore, Personal Property Declaration, List No. 400658

Based on the itemized list of property and their respective values as presented to the Board, the assessment was adjusted from \$184,062.00 to \$34,610.00.

Linda Phillips, 20 Hartford Road, List No. 179

Based on the documents provided by the Appellant and the current valuation of the neighboring commercial properties, no adjustments were made to the assessment of the property. The inclusion of the elevator on the Property Card will be verified.

Robert Neddo, 71 Forest Drive, List No. 831

Based on comparable neighboring properties, no adjustments were made to the assessment of the property.

Joan Sansone, Personal Property, List No. 400621

Unable to provide documentation confirming the model of the Park Home, no adjustments to the assessed value of the property will be made at this time.

2. ADJOURNMENT:

The meeting was adjourned at 8:37 p.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem