

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, March 27, 2018
5:00 pm
Assessor's Office

A. Call to Order: The meeting was called to order at 5:00 pm by William Vincenzi.

B. Roll Call: Present Board members Chairman William Vincenzi and Matthew Long and Jay Polke, Alternate.
Absent: Roy Rowland and Julie Ritter, Alternate.
Also Present: Assessor Shawna Baron and the public.
Mr. Polke left the meeting at approximately 7:45 pm.

Mr. Long made a **motion** to seat Alternate Jay Polke,; **seconded** by Chairman Vincenzi. Mr. Long and Chairman Vincenzi in favor; **motion passed**.

C. Old Business:

1. Approve minutes of the March 22nd and March 24th meeting.

Mr. Long requested the minutes be amended reflect that he was in *favor* of the failed motion of 663R Main Street.

A **motion** was made by Mr. Polke to approve the 3/22 and 3/24 minutes as amended, **seconded** by Chairman Vincenzi. All in favor; **motion passed**.

2. Actions on Decisions

Newfield Donuts LLC 41054700

Original Assessment: 57,720

The Board and Ms. Baron discussed what was declared and what was omitted from the declaration and considered the personal property assessment of Dunkin Donuts in Walmart.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke, to reduce the assessment to **44,200** (with the understanding that the 25% penalty for omission would be applied by the Assessor's Office). All in favor; **motion passed**.

130 Nooks Hill Road

Original Assessment: 146,090

After a brief recap, there was a discussion of the impact CMA's should have on the Board's consideration for a reduced value.

A **motion** was made by Mr. Long to **DENY** the appeal; **seconded** by Mr. Polke. All in favor; **motion passed**.

21 Senator Drive

Original Assessment: 310,310

There was a discussion regarding the desirability of the neighborhood and historically, what homes there sell for.

A **motion** was made by Mr. Polke to **DENY** the appeal; **seconded** by Mr. Long. All in favor; **motion passed**.

207 West Street (tower)

Original Assessment: 483,000

After a brief summary of the hearing and an explanation of how the Assessor's Office breaks out and values cell towers, there was a brief discussion.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke to **DENY** the appeal. All in favor; **motion passed**.

207 West Street

Original Assessment: 958,790

There was a discussion of the reason Stop and Shop paid a premium price for the property, despite it being a gas station not located on a corner, which is considered ideal.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke, to reduce the assessment to **726,000**. All were in favor; **motion passed**.

423 Main Street

Original Assessment: 308,420

The Board discussed the appraisal and Mr. Long led a lengthy discussion on the approaches to value that the appraiser used in the appraisal they were presented. Mr. Polke spoke on the challenges of being a landlord for this type of property and the notes of the hearing were reviewed.

A **motion** was made by Chairman Vincenzi, **seconded** by Mr. Polke, to reduce the assessment to **300,000**. All were in favor; **motion passed**.

24 Shunpike Road

Original Assessment: 820,190

Mr. Long asked the Board to consider a 5% increase from the presented appraisal to add for the benefit of the property being located in Cromwell. Mr. Polke described the left turn challenges the property presents.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke, to reduce the assessment to **720,000**. All were in favor; **motion passed**.

604 Main Street

Original Assessment: 473,550

There was a lengthy discussion on how to treat 604 and 600 Main Street since the presented appraisal valued them as 1 piece and was prepared for the purchase of the property, not for the purpose for the appeal.

A **motion** was made by Mr. Polke, **seconded** by Chairman Vincenzi, to reduce the assessment of **604 Main Street to 400,000 and 600 Main Street to 440,000**. All were in favor; **motion passed**.

600 Main Street

Original Assessment: 521,591

There was a lengthy discussion on how to treat 604 and 600 Main Street since the presented appraisal valued them as 1 piece and was prepared for the purchase of the property, not for the purpose for the appeal.

A **motion** was made by Mr. Polke, **seconded** by Chairman Vincenzi, to reduce the assessment of **604 Main Street to 400,000 and 600 Main Street to 440,000**. All were in favor; **motion passed**.

134 Berlin Road

Original Assessment: 763,000

The Board reviewed the notes of the hearing and discussed price per square foot calculations using the Town's square footage which accurately included the enclosed patio. Mr. Polke noted the challenges of the property and that it was the only family owned and operated restaurant in town.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke, to reduce the assessment to **717,500**. All were in favor; **motion passed**.

51 Shunpike Road (tower)

Original Assessment: 490,000

The Board discussed the tower's rental income presented by the appellant, noting that the appellant did not supply the requested supporting documentation which was requested to clarify the information she told them during the hearing.

A **motion** was made by Mr. Long, **seconded** by Mr. Polke to **DENY** the appeal. All in favor; **motion passed**.

191 Shunpike Road

Original Assessment: 429,660

The Board discussed approaches to value and considered the Town's suggested reduction to the value. Mr. Polke questioned the feasibility of potential businesses should the car wash cease to exist.

A **motion** was made by Mr. Polke , **seconded** by Mr. Long, to reduce the assessment to **210,000**. All were in favor; **motion passed**.

4 Willowbrook Road

Original Assessment: 301,420

Mr. Long and Mr. Vincenzi discussed the 2 approaches used to value the vacant property and referred to the notes from the hearing. They discussed how an investor would look at the property, noted the construction type and considered what an investor would pay for the property.

A **motion** was made by Mr. Long, **seconded** by Chairman Vincenzi, to reduce the assessment to **215,600**. Mr. Long and Mr. Vincenzi in favor; **motion passed**. (Mr. Polke not present.)

136 Nooks Hill Road

Original Assessment: 1,083,257

After a brief recap of the hearing and a discussion of the Town's position, the Board reviewed the documentation provided by the appellant. There was a lengthy discussion of depreciation and what determines different depreciation rates. Mr. Polke pointed out that this was the only riding stable in Town. Working off of the already agreed upon reduction the Assessor made prior the appellant's appeal, the Board considered a 5% adjustment for the outbuildings.

A **motion** was made by Mr. Long, **seconded** by Chairman Vincenzi, to reduce the assessment to **808,500**. Mr. Long and Chairman Vincenzi in favor; Mr. Polke opposed. **Motion passed**.

D. New Business: None.

E: Staff Comments: Mr. Long requested the minutes be posted to the website in advance of the decision letters being mailed, gave kudos to the Assessor for settling 24 of the cases with appellants and suggested that items requested to be included in the record be directed through the Chairman and the Chairman would determine the necessity of the request. There was a discussion of terminology used in a public forum and what language and behavior was appropriate and acceptable. He also requested that the Board Member's names be added to the website. Mr. Long thanked the Board and recognized the Assessor for her contributions to the process. Mr. Polke thanked the Board and respectfully noted the three generations of Board members and their differences. Ms. Baron thanked the Board for their service, especially Alternates Mr. Polke and Ms. Ritter, for agreeing to serve the Town and explained how much their presence helped the process. She commended the Board for considering the Town's

position in their decisions. Chairman Vincenzi thanked the Board and commended Mr. Long for his enthusiasm and for all of the hard work and time he put into the process.

F: Adjourn: A **motion** was made by Chairman Vincenzi, **seconded** by Mr. Long to adjourn the meeting at 8:00pm. Mr. Long and Chairman Vincenzi in favor; **motion passed**. (Mr. Polke not present)

Lisa A. Ruggiero
Board of Assessment Appeals Clerk