

Town of Cromwell
Board of Assessment Appeals
Special Meeting
Tuesday, March 19, 2019
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, Matthew Long arrived 5:14 pm) and Julie Ritter, Alternate

Absent: Board Member Roy Roland

Mr. Vincenzi made a *motion* to seat Julie Ritter as Alternate, Matthew Long, via telephone, *seconded*. All in favor; **motion passed**.

Also Present: Assessor Shawna Baron and members of the Public.

Absent: Roy Rowland, Board Member

- C. New Business:

1. Hearings and Possible Action on Decisions

Doolittle Funeral Service Inc

Original Assessment: 9,310

DID NOT APPEAR.

134 North Road

Original Assessment: 393,120

Morris Borea, on behalf of Arthur Hintz Trustee, explained that Mr. Hintz transferred the property to an irrevocable trust from himself and because of the type of transaction, Mr. Hintz was unaware that he had to re-apply for his farm exemption. Although living out of state, the property is still being used as farm and, although late, Mr. Hintz did file the form. The property was declassified as farm by the Assessor because of a recent law that states no matter what type of transfer, a new application must be filed.

Mr. Vincenzi made a *motion* to approve the exemption amount; Ms. Ritter *seconded*. Mr. Vincenzi and Ms. Ritter in favor; Mr. Long absent. **Motion Passed**. New assessment: 16,835

Cromwell Outboard Association Inc

Original Assessment: 17,540

Laura Stull and other members of the Board were present again this year. Ms. Stull outlined her case for a reduced assessment and provided the information to the Board re-affirming why they declared what they did and why they believe their value is accurate. Ms. Baron explained that she is using the third party audit numbers despite the fact that she feels the audit came in too low. Primarily concerned with the consideration of the pilings and the value of the docks, members of the COA disagreed with the Auditor's handling of the value of the equipment had how the Assessor is applying the information. There was a discussion of the docks and their condition since installation. Mr. Long inquired if the COA minutes were public in hopes they would shed some light on repairs. Mr. Waters asked that Mr. Vincenzi look at the docks and offer his expertise. Mr. Long explained that this would likely be the last night of meetings for the Board. After review, Ms. Baron explained that she did value the pilings at 30% and assessed for only 4 pilings.

Ms. Ritter made a *motion* to DENY the appeal; Mr. Vincenzi *seconded*. Ms. Ritter and Mr. Vincenzi in favor; Mr. Long against. **Motion Passed**.

80 Hicksville Road

Original Assessment: 162,540

Adelbrook Community Services, Inc., represented by Cody Guanieri, explained that the property should be exempt based on CGS 12-81 (7). There was a lengthy discussion regarding how poorly the statute is worded and there are people currently trying to get the verbiage clarified such as the word "temporary" being open to such interpretation. Ms. Baron explained the Town defines "temporary" as 6 months; the appellants application states stays 3-5 years. She went on to say that there as similar cases in litigation and recommended the Board deny as a result. Should the cases be settled and pertain to this type of housing; she would follow the court's decision and apply it to this property as well as others that pertained.

Mr. Long made a *motion* to DENY the appeal; Ms. Ritter *seconded*. All in favor; **motion passed**.

List # 82268 . 2018 SURE ST8212TA

Original Assessment: 2,170

John Pember presented his bill of sale; he was not sure how Haddam valued the trailer. The trailer was an add from another town and it standard to use the value received from the sending town when adding to the receiving town.

Ms. Ritter made a *motion* to reduce the assessment to 1,295; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

List # 80311

Original Assessment: 5,060

Dale Carlson said that he paid \$1500 for the vehicle a few years ago; the vehicle was in poor condition and had 185,000 miles. Mr. Vincenzi and Mr. Long inspected the vehicle. Mr. Carlson led a discussion of NADA and Blue Book values as he didn't feel using NADA was fair. Mr. Long contended that the normal wear and tear was on this 2007 vehicle and that is to be expected at the current value.

Mr. Vincenzi made a *motion* to reduce the value to \$4,525; Ms. Ritter *seconded*. Mr. Vincenzi and Ms. Ritter in favor; Mr. Long against. **Motion Passed**. New assessment: 3,167

List #51337 2003 Chevy Silverado

Original Assessment: 4,830

Richard Boutin presented documentation to support his request and explained that he appealed last year and was granted a 1,400 assessment. There was a discussion regarding upholding the Board's decision for 2 years and if this is something they were going to put in practice. Mr. Boutin did not want the same value as the Board decided last year and contends that it is a \$500 truck. Ms. Baron reminded the Board that the lowest motor vehicle assessment in Cromwell is 500 and she asks them to keep that in mind; and if they were to lower the value more than their last year's decision, it would mean that applying the 2 year decision would no longer be applicable.

Mr. Long made a *motion* to reduce the assessment to 1,400; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

List # 51339 2013 Merce SL63

Original Assessment: 37,800

Richard Boutin presented documentation to support his request and explained that the carfax report indicated the vehicle had an accident and as a result, the value decreases. Mr. Boutin said he paid \$45,000 in September 2018 and it should now be valued at \$40,000 because it's depreciated in a year. Ms. Baron explained that values are as of October 2018 and he purchased it in September 2018.

Ms. Ritter made a *motion* to keep the current assessment (37,800); Mr. Long *seconded*. Ms. Ritter and Mr. Long in favor; Mr. Vincenzi against. **Motion Passed.**

D: Old Business

1. Possible action on decisions

Riverdale Cleaners

The Assessor's Office inspected the business and real estate property and Mr. Marchio provided an asset list for the Assessor to review. Ms. Baron explained that on their visit they discovered some leasehold improvements that were not being declared. The Board discussed.

Mr. Long made a *motion* to reduce the assessment to 26,000; Mr. Vincenzi, *seconded*. All in favor; **motion passed.**

33 Berlin Road

The Assessor's Office inspected the business and real estate property and determined that an adjustment could be made for condition. The Board discussed that the property was listed for sale for \$750K and then reduced to \$650,000.

Mr. Long made a *motion* to reduce the value to \$364,400; Mr. Vincenzi, *seconded*. All in favor; **motion passed.** New assessment: 255,080

540 Main Street

The Board discussed the price paid for the property and the struggles the appellant is having to become successful. Ms. Baron advised the Board that she asked Mr. Popper if there was some assistance available for this business owner; he told her he would call him.

Ms. Ritter *motioned* to reduce the value to \$680,000; Mr. Long *seconded*. All in favor; **motion passed.** New assessment: 476,000

84 South Street

Mr. Waters came back to tell the Board that his street is heavily trafficked by those looking to avoid the traffic on Route 9, his section of the road is the only section that has not been repaved and his neighbors yards are messy. The Assessor's Office inspected the home and made some adjustments for function and condition; the appraisal was discussed.

Ms. Ritter made a *motion* to reduce the value to \$190,000; Mr. Long *seconded*. All in favor; **motion passed**. New Assessment: 133,000

List #80407 (Cooper)

Mr. Cooper emailed photos of the condition of the truck and provided a letter and an estimate for the Board to review. The Board discussed the condition and type of vehicle and what it would be used for.

Mr. Vincenzi made a *motion* to reduce the value to \$1,875; Ms. Ritter *seconded*. All in favor; **motion passed**. New Assessment: 1,313

GKN Aerospace

The Board had a lengthy discussion about the late penalty and the consequences of missing deadlines as it pertains to the responsibility of the company. The Board recognized the hardship the appellant described and understood this to be a one time event. Mr. Vincenzi sought a way to be fair to the circumstances, yet still let GKN know we value them as a business in our community.

Mr. Vincenzi made a *motion* to reduce the assessment to 7,682,750 which includes the late penalty; *seconded* by Ms. Ritter. All in favor; **motion passed**.

J&J Repair

The Assessor's Office did not receive info that the Board requested.

Mr. Long made a *motion* to DENY; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

21 Primrose

The Board discussed the location and contamination and despite the contamination; the property is not useless as Mr. Carrier is getting a benefit using the property now. Mr. Vincenzi pointed out that there are other developments in Town with similar contamination issues and they are not reduced as a result. Mr. Long suggested that should the property sell, the new owner should have the opportunity to come before the Board.

Mr. Long made a *motion* to DENY the appeal; Ms. Ritter *seconded*. All in favor; **motion passed**.

5 River Park

The appellant did not contact the Assessor's Office to schedule an inspection.

Mr. Long made a *motion* to DENY the appeal; Ms. Ritter *seconded*. All in favor; **motion passed**.

2. Approve the minutes of the 3/7/2019, 3/14/2019 and 3/17/2019 meetings.

Mr. Long made a *motion* to approve the 3/7/2019, 3/14/2019 and 3/17/2019 meetings; Mr. Vincenzi *seconded*. All in favor; **motion passed**.

E: Staff Comments:

The Board discussed the two year BAA decision for motor vehicles; a practice considered a convenience to the taxpayer. They agreed, with support from the Assessor, that the current Board's decisions will be valid for 2 GL years, beginning with their 2017 Grand List decisions (same assessment for 2017 and 2018 and GL and same decision for 2018 and 2019 GL). This practice will stay in place at least until the next Board is elected. Ms. Baron said that she would present the issue to the next approved Board to see if they wish to continue the practice.

Ms. Baron thanked the Board for their service.

F: Adjourn: A *motion* was made by Mr. Long, *seconded* by Mr. Vincenzi to adjourn the meeting at 8:30 pm. All in favor; **motion passed**.

Lisa A. Ruggiero
Board of Assessment Appeals Clerk