

Board of Assessment Appeals

Regular Meeting

March 3, 2015

7:00 p.m.

Present: Linda Czaplinski, Dana Flach, Jane Maher (arrived @7:30 p.m.)

The meeting was called to order by Linda Czaplinski at 7:05 p.m.

Amendments to Agenda:

Linda Czaplinski will add to the Agenda Old Business items.

MOTION:

Linda Czaplinski moved to amend the agenda to add Old Business Items. This was seconded by Dana Flach. All 2 Ayes. Motion carries.

Old Business

1. Letter from Eva Lintzner of February 25, 2015. Eva Lintzner will provide back-up information by March 11, 2015. The penalty of 25% is included in the amounts listed on the attachment to her letter dated February 25, 2015.
2. NADA 2014 books were provided.

New Business

Based on appeals so far, we will be cancelling the Board of Assessment Appeals meetings of March 10, 2015 and March 12, 2015. The other dates will be left on the calendar as of now.

Appeals:

Appeal of Brian Botti, 1C Autumn Ridge Road; 1A Autumn Ridge Road

Mr. Brian Botti was sworn in. Brian Botti was accompanied by Vincent Guardiani. Mr. Botti discussed the piece of property which was divided up into three lots, and subdivided into 3 building lots. Each is assessed too high. The middle lot is assessed at \$140,000 and asked why the other two were much higher. Lot 1B has a house on it, and Lots 1A and 1C have a driveway of over 500 feet, all have the same topography. Discussion was held regarding various lots sales from 2010 from Old Country Road, Moose Hill Road, and Jem Woods Road, and that these lots cannot sell now for over \$100,000. He stated the market has not changed much.

He stated that these lots are inferior due to topography, a long driveway and the fact that they are interior lots, and one has a shared driveway. He also stated that originally the lots were accessible from Riggs Street. He feels the assessment should be \$100,000 each for the lots, not approximately \$200,000.

The Board of Assessment Appeals will review the information, and will be sending a letter with the Board's decision within seven days after deliberating this appeal.

Appeal of Scott Dobler, motor vehicle 1986 Chevy K20 ¾ ton 4WD

Mr. Dobler was sworn in. Mr. Dobler stated the truck is not road worthy, and it is not worth \$1500.

The Board reviewed the NADA book, and found that the assessment was done on a K20 Suburban 4WD, and Mr. Dobler owns a pick-up truck, not a Suburban. The assessment should be on a Silverado ¾ ton Fleet Side, C20, standard pick-up truck, no crew cab. The Board reviewed the information for a C20, and it should be \$1975, plus an additional \$250 for a 4WD. There is a difference of approximately \$50 between the Assessor's amount and the NADA book for the Silverado model. The Board will check with the Assessor to see if the amount for high mileage (239,000 miles) was included in the assessment. The Board can get the style corrected from a Suburban to a Pick-Up Truck. The condition of the vehicle has no bearing on the value. The Board advised Mr. Dobler that they will deliberate and will be sending a letter with the Board's decision within seven days after deliberating this appeal.

Appeal of Alexander Jaramillo, Alex Horse Transportation

Mr. Jaramillo was sworn in. Mr. Jaramillo brought in pictures of the truck. It is unregistered. His assessment is \$50,000, and has a 25% penalty. Mr. Jaramillo stated he never got the paperwork to register the truck. He has put in a bunch of money into it and he does not have a title, just a Bill of Sale.

The Board of Assessment Appeals suggested to Mr. Jaramillo to file for a lost title with the DMV, with the VIN number, and they should be able to produce a title. If he brings a picture of the VIN number and the Bill of Sale to DMV, they should be able to help him. The Board also stated to bring the VIN number and the Bill of Sale to the Tax Assessor and they may be able to look up the make and model of the truck to give an accurate assessment for this vehicle. The Board also suggested that Hines Brothers also does the VIN Verification and he may be able to get this through them. Both the DMV and Hines Brothers will charge a fee.

The Board of Assessment Appeals will discuss your appeal and will respond within seven days after deliberation by letter with the decision.

Appeal of Richard Kosinski, 40 Manitook Drive.

Mr. Kosinski stated that he purchased the house in July of 2014 for \$275,500, and that should be the value that is used for the assessment.

The Board of Assessment Appeals stated that a change in ownership does not necessitate a change in the assessment unless there are improvements made or something drastically has changed to the house. The field card was reviewed, and prior to the sale, the previous owners had to get permits for work that was done prior to selling the property. The Board stated that a statistical reevaluation will be done this year, and the new assessment will be reflected for the 2016 taxes. The Board of Assessment Appeals will review the appeal and will send a formal response after they have had a chance to deliberate, which should be by the end of the month.

Appeal of Andrew Katrenya Jr., 88 Seth Den Road

Mr. Katrenya was sworn in. Mr. Katrenya stated that his uncle built the house with used lumber and has a dug well, not a drilled well, and can't sell a house with a dug well. The house was built in 1952 and nothing has been done to it since it was built. The bathroom needs to be redone and the house needs to be brought up-to-date. He compared it to other homes that were different, since his is 572 square feet, and no other building can compare with that square footage. The house behind him is 952 square feet with ½ acre of land, a 3 car garage and is assessed at \$154,000; a home on Seth Den is \$136,000. He also compared homes at 93 Shelton Road, 126 Rose Drive, and Cherokee. His home is assessed at \$136,600, and stated there is no way he can even come close to selling it at what it is assessed for. Mr. Katrenya stated that his home is classified as a two bedroom; he feels it should be 1 bedroom since the second small room does not have a closet, and feels if the bathroom and kitchen were up-to-date, he would agree with the \$138,000 assessment, but they are not up-to-date.

The Board of Assessment Appeals stated to Mr. Katrenya that a statistical reevaluation will be done in 2015, which will be reflected in his 2016 taxes. The Board will take all of this information into consideration and will deliberate the appeal and will send a letter with their decision by the end of the month.

Appeal of Robert & Tina Pearson, 2 Owl Ridge Road

Mr. Pearson was sworn in. Mr. Pearson stated that he recently moved here in August and when he was looking at prices and taxes, houses that they had looked at, some had cheaper taxes than others in the same area as his. He had thought that his assessment was done when he bought the house.

The Board of Assessment Appeals explained the process of the tax assessment, and stated that all of the assessments were done in 2010, and that there will be a statistical reevaluation done this year for 2016 taxes. The Board stated that the current market appraisal does not apply to assessments from 2010. They advised Mr. Pearson that if there are any errors on the field card or if something happened to the home to justify a major change in the home then the assessment may be changed. Mr. Pearson asked if the process that a bank does for an appraisal is similar to how the re-evaluation is done, and that he had received a letter from the Tax Assessor. The letter was sent to Mr. Pearson by the Assessor after he had purchased the house, due to the fact they had needed a CO prior to the purchase for the completion of the interior room.

The Board of Assessment Appeals advised Mr. Pearson that they will review the information and he will get a written notice of the decision of the Board within seven days after deliberation.

ADJOURNMENT

MOTION

Dana Flach moved to adjourn the meeting at 8:50 PM. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

Respectfully submitted,

Linda Czaplinski
Chairman, Board of Assessment Appeals

15 MAR 10 PM 4:39
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10:01
Dana Flach
CLERK