



City of Bristol

Minutes Board of Assessment Appeals

The meeting was called to order by Dominic R. Pasquale, Chairman at 1:00 p.m. on March 1, 2011.

Members Present: Dominic R. Pasquale, Chairman
James H. Minella
Stacey Raymond

The Board heard the following Real Estate appeals:

1. 42 Century Drive - Petition Granted
 - Appellant: Appraised value does not reflect fair market value.
 - Board: Place under construction value. 65% good. Reduce value to 6,935,000.
2. 189 Hill Street - Petition Granted
 - Appellant: Lower assessment. House in need of repair.
 - Board: Reduce assessment by 8500.
3. 714 Middle Street - Petition Granted
 - Appellant: Income and Expense Report not filed by deadline. Mailing address is incorrect.
 - Board: Remove penalty. Change address as noted.
4. 65 Anderson Avenue - Petition Granted
 - Appellant: Questioning increase in assessment.
 - Board: Reduce assessment by \$2500.
5. 156 Summer Street - Petition Granted
 - Appellant: Purchase price and mortgage assessment significantly lower than current assessed value.
 - Board: Adjust value per assessor recommended \$378,100.
6. Waterbury Road Lot#46 - Petition Granted
 - Appellant: Appraised value is much less than the assessed value.
 - Board: Reduce market value to \$189700.

7. Medford Street Lot#12-2 - Petition Granted

- Appellant: Road is not yet accepted by the City, therefore lots cannot be built upon. Value of lot has decreased due to economy. Assessment should be no more than last Grand List.
- Board: Reduce market value to \$75,000.

8. Medford Street Lot#12-3 - Petition Granted

- Appellant: Road is not yet accepted by the City, therefore lots cannot be sold or built upon. Assessment of lots should be the same as preceding Grand List.
- Board: Reduce market value to \$75,000.

9. Medford Street Lot#12-4 - Petition Granted

- Appellant: Road is not yet accepted by the City, therefore lots cannot be built upon. Value of lot has decreased due to economy. Assessment should be no more than last Grand List.
- Board: Reduce market value to \$75,000.

10. Medford Street Lot#12-5 - Petition Granted

- Appellant: Road is not yet accepted by the City, therefore lots cannot be built upon. Value of lot has decreased due to economy. Assessment should be no more than last Grand List.
- Board: Reduce market value to \$75,000.

11. 41 Terryville Avenue

- Appellant: Did not submit 2009 Income and Expense Report. I thought it was not needed because it is 100% owner occupied.
- Board: Deliberation tabled to 3/3/2011.

The Board heard the following Personal Property appeals:

1. Transitions - Petition Granted

- Appellant: Do not agree with increase in assessment.
- Board: Reduce assessment to \$460.

2. James Kelley D MS/MFT- Petition Granted

- Appellant: Never received Personal Property Declaration Form due to incomplete mailing address.
- Board: Accept late filing. No penalty.

3. Allied Sanitation, Inc.

- Appellant: Appealing personal property audits, over valued.
- Board: Deliberation tabled to 3/3/2011.

4. NAFI Connecticut, Inc. - Petition Granted

- Appellant: Should be tax exempt. Filed Tax Exempt form.
- Board: Tax exempt.

The only no show appeal was 81 Seymour St.

The meeting was adjourned at 3:40 p.m.

Submitted by:

Susan P. Parker

Secretary for the Board of Assessment Appeals.



City of Bristol

Minutes Board of Assessment Appeals

The meeting was called to order by Dominic R. Pasquale, Chairman at 6:00 p.m. on March 1, 2011.

Members Present: Dominic R. Pasquale, Chairman
James H. Minella
Stacey Raymond

The Board heard the following Real Estate appeals:

1. 15 Fairway View Drive - Petition Granted
 - Appellant: Decrease in property value.
 - Board: Reduce appraised land value to \$73,000.
2. 72 Prospect Street - Petition Granted
 - Appellant: Assessment too high. Interior of apartments in extremely poor shape. Unlivable and power has been removed.
 - Board: Reduce appraised value to \$197,900.
3. Ambler Road lot#16 - Petition Granted
 - Appellant: Property is landlocked and has wetland issues.
 - Board: Reduce 2009 Grand List appraised value to \$6,000.
4. 136 Empire Way - Petition Granted
 - Appellant: House is over appraised. Room over garage is unfinished.
 - Board: Reduce value to \$541,800 due to garage access to bonus room.
5. 225 Gridley Steet - Petition Denied
 - Appellant: Disagrees with assessment. House was built in 2009, therefore unfair to use 2007 value.
 - Board: Petition denied.

6. 45 Highland Street - Petition Denied
 - Appellant: Number of garages listed is incorrect. Property is over assessed.
 - Board: Petition denied.
7. 65 Memorial Boulevard - Petition Granted
 - Appellant: Assessment is too high.
 - Board: Adjust appraised value to \$598,600.
8. 665 Terryville Avenue Unit#3- Petition Granted
 - Appellant: Did not receive Annual Income and Expense Report. The address on file was incorrect.
 - Board: Waive penalty. Mailed to the wrong address.
9. 114 Union Street - Petition Granted
 - Appellant: Surrounded by multiple foreclosures. Deflating property value.
 - Board: Reduce appraised value to \$164,140.
10. 15 West Street - Petition Granted
 - Appellant: Appraised too high.
 - Board: Reduce appraisal to \$173,200.
11. 62 Tower Road - Petition Granted
 - Appellant: Assessed too high. Home was not that costly to build.
 - Board: Reduce appraised value to \$319,000. Includes 50% adjustment to excess acreage and delete deck.
12. 288 Stafford Avenue - Petition Granted
 - Appellant: Appealing 2008 and 2009 assessment. House was in disrepair. There was no heat on the second floor and a sewer leak in the basement.
 - Board: Reduce 2008 Grand List and 2009 Grand List appraised value to \$109,550.
13. 265 Silo Road - Petition Denied
 - Appellant: Disagree with increase in assessment. No major improvements to the house.
 - Board: Agree with Assessor's valuation.
14. Waterbury Road Lot#59 - Petition Granted
 - Appellant: Driveway grade prohibits the development of more than one home site.
 - Board: Reduce appraisal 50%.

15. Waterbury Road Lot#1 - Petition Denied

- Appellant: Driveway grade prohibits the development of more than one home site.
- Board: Agree with Assessor's valuation.

The Board heard the following Personal Property appeal:

1. Hear Rite Hearing Center - Petition Granted

- Appellant: Personal property has not increased in value.
- Board: Waive penalties. Change mailing address.

Withdrawn appeals:

17 Brook Street
Emmett Street Lot# R-2
467 Farmington Ave.

No show appeals:

9 Brier Road
48 Maiden Lane
Waterbury Road Lot#59 (Henry Moore)

The meeting was adjourned at 9:00p.m.

Submitted by:

Susan P. Parker
Secretary for the Board of Assessment



City of Bristol

Minutes Board of Assessment Appeals

The meeting was called to order by Dominic R. Pasquale, Chairman at 1:00 p.m. on March 3, 2011.

Members Present: Dominic R. Pasquale, Chairman
James H. Minella
Stacey Raymond

The Board heard the following Real Estate appeals:

1. 700 Farmington Avenue - Petition Granted
 - Appellant: Assessment exceeds 70% of Fair market value as of 10/7/2007.
 - Board: Increase functional obsolescence charge to 30%.
Reduce value to \$681,800.
2. 181 Brook Street - Petition Granted
 - Appellant: Appraised value too high.
 - Board: Subject to Assessor reinspection results March 4, 2011. Confirming central air and 1 story addition (24x24).
3. 338 Redstone Hill Rd. - Petition Granted
 - Appellant: Never received Annual Income and Expense Report.
 - Board: Waive penalty.
4. 175 Summer Street - Petition Granted
 - Appellant: Property entitled to tax exempt status under Connecticut General State Statute 12-81(13) because it contains a house of religious worship and the land on which it stands.
 - Board: Entitled to tax exempt status. House of religious worship.

5. 145 Summer Street lot#171 - Petition Granted
 - Appellant: Property entitled to tax exempt status under Connecticut General Statute 12-81(13) and or 12-81(14) because it is used for ancillary parking for the house of worship and historically has been used for other religious purposes.
 - Board: Entitled to tax exempt status. Used for religious worship.
6. 27 Fair Street - Petition Denied
 - Appellant: Current assessment exceeds fair market value.
 - Board: Lack of market analysis.
7. 187 Maple Street - Petition Denied
 - Appellant: The assessment is not based on the true value of the property, which is lower than assessed.
 - Board: No market analysis for 10/1/2007.
8. 92 Harrison Street - Petition Denied
 - Appellant: The assessment is not based on the true value of the property, which is lower than assessed.
 - Board: No market analysis for 10/1/2007.
9. 73 Summer Street - Petition Denied
 - Appellant: The assessment is not based on the true value of the property, which is lower than assessed.
 - Board: No market analysis for 10/1/2007.
10. 41 Summer Street - Petition Denied
 - Appellant: The assessment is not based on the true value of the property, which is lower than assessed.
 - Board: No market analysis for 10/1/2007.
11. 287 West Street - Petition Granted
 - Appellant: Property value is over assessed.
 - Board: Add 3% functional obsolescence charge.
12. 220 Fox Hollow Lane - Petition Denied
 - Appellant: Assessment does not reflect today's fair market value. Assessed structure size is significantly different than the actual size.
 - Board: Petition denied.
13. 327 West Street - Petition Granted
 - Appellant: Assessed value is above market value.
 - Board: Change under construction code to 30%.

14. 469 Burlington Avenue - Petition Denied

- Appellant: House needs a lot of work.
- Board: No market analysis.

The Board heard the following Personal Property appeals:

1. Rand Construction - Petition Granted

- Appellant: Questioning assessment of loader and excavator. Screener not owned by company. Some of the assessed equipment is not located in Bristol.
- Board: Change personal property value to \$45,000 per attached listing.

2. Conveyco Technologies Inc. - Petition Granted

- Appellant: Questioning the personal property audits for the 2007, 2008 and 2009 Grand Lists.
- Board: Adjust the asset list for the 2007, 2008, 2009 and 2010 Grand Lists.

3. United Steel Inc. - Petition Granted

- Appellant: Not subject to personal property tax because equipment was on site for less than 3 months.
- Board: Delete the personal property account.

4. Braemar Machine - Petition Granted

- Appellant: Assessment should be lower. No equipment added.
- Board: Accept the personal property declaration. Adjust assessment to 6,560.

The Board heard the following Supplemental Motor Vehicle appeal:

1. 1999 Chevrolet K15

- Appellant: Vehicle inoperable from the date of purchase. Needed new engine. Donated in July 2010.
- Board: Adjust to July 2010 donation statement.

Withdrawn appeals:

Hess Corporation

The only no show appeal was Green Lion Transportation.

The meeting was adjourned at 5:00 p.m.

Submitted by:

Susan P. Parker

Secretary for the Board of Assessment Appeals



City of Bristol

Minutes Board of Assessment Appeals

The meeting was called to order by Dominic R. Pasquale, Chairman at 6:00 p.m. on March 3, 2011.

Members Present: Dominic R. Pasquale, Chairman
James H. Minella
Stacey Raymond

The Board heard the following Real Estate appeals:

1. 64 Beckwith Drive - Petition Granted
 - Appellant: Assessment is incorrect. Bedroom count is wrong.
 - Board: Change depreciation code from good to average. Correct bedroom count.
2. 29 Park Hill Street - Petition Granted
 - Appellant: Assessment is too high per research of similar homes.
 - Board: Change room count to 5 and adjust land value 20%.
3. 115 Pine Street - Petition Granted
 - Appellant: Assessment too high.
 - Board: Change functional obsolescence to 25%.
4. 580 Board Street - Petition Granted
 - Appellant: Missed filing date of Annual Income and Expense Report.
 - Board: Accept report and waive penalty.
5. 9 Divinity Street - Petition Granted
 - Appellant: Building needs extensive renovations and has been vacant since 2001. Due to economic hardship unable to finish required renovations.
 - Board: Change functional obsolescence to 30%.

6. 59 Summer Street - Petition Granted
 - Appellant: Appraised value too high. Surrounding buildings are either vacant, condemned, foreclosed or destroyed due to fire.
 - Board: Change external obsolescence to 20%.
7. 75 Bartholomew Street - Petition Granted
 - Appellant: Assessment is too high. Surrounding buildings are either vacant or foreclosed.
 - Board: Change external obsolescence to 10%.

The Board heard the following Personal Property appeals:

1. American Steel Erectors Inc. - Petition Granted
 - Appellant: Personal property declaration was filed late because of new accountant.
 - Board: Reduce assets from \$65,350 to \$51, 400.
2. All Around Transportation LLC - Petition Granted
 - Appellant: Office furnishings and equipment valued too high.
 - Board: Reduce assessment to \$740 and waive penalty.
3. Joyful Amy Vending - Petition Granted
 - Appellant: Assessment is too high. Vending machines are obsolete and difficult to repair.
 - Board: Use 2009 cost value of \$26,299. Remove 2008 cost value.
4. Carl E. Smith Painting Contractor - Petition Granted
 - Appellant: Assessment does not reflect value of equipment.
 - Board: Reduce assessment to \$770 and waive penalty.
5. Don Stevens Tire Company Inc. - Petition Granted
 - Appellant: Disagree with assessment of business assets.
 - Board: Reduce assessed value from \$15,000. to 1,400.

The Board heard the following Supplemental Motor Vehicle appeal:

1. 2003 GMC Envoy - Petition Granted
 - Appellant: Assessment is too high. Vehicle has body damage, a broken gas gauge and high mileage.
 - Board: Reduce assessment to \$1,500.

Deliberation from tabled appeal heard on March 1, 2011:

1. Allied Sanitation, Inc. - Petition Granted

- Appellant: Appealing personal property audits, over valued.
- Board: Accept March 1, 2011 correspondence. Remove assets as listed.

2 . 41 Terryville Avenue - Petition Granted

- Appellant: Did not submit 2009 Annual Income and Expense Report. I thought it was not needed because it is 100% owner occupied.
- Board: Accept report and waive penalty.

No show appeals:

147 Louisiana Avenue

Kevin Connelly, PhD (personal property)

The meeting was adjourned at 9:00p.m.

Submitted by:

Susan P. Parker

Secretary for the Board of Assessment Appeals



City of Bristol

Minutes Board of Assessment Appeals Special Meeting

The meeting was called to order by Dominic R. Pasquale, Chairman at 1:12 p.m. on March 14, 2011.

Members Present: Dominic R. Pasquale, Chairman
James H. Minella
Stacey Raymond

The Board held a special meeting regarding Conveyco Technologies, Inc.

1. Assessor Tom DeNoto presented correspondence from Mr. Gregory Gorski that was included in the applicants appeal file and overlooked at the time of the original deliberation hearing. Items #2 and #3 of the correspondence were discussed.
2. Item #2 requested the removal of the assessed value of previously disposed items.
3. Item #3 requested the removal of the penalties that were applied to the omitted property through a previous audit.
4. The Board accepted the request to remove the disposed assets and associated penalty for those removed assets only from the assessment for the grand list years of 2007, 2008, 2009 and 2010

Chairman, Dominic R. Pasquale made a motion to adjourn and James H. Minella seconded the motion.

Meeting adjourned at 1:23 p.m.

Submitted by:
Judith P. Dick
Substitute - Secretary for the Board of Assessment Appeals