



## 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 8, 2012.

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

The Board heard the following Real Estate appeals:

1. 342 Beths Ave. - Petition Denied
  - Appellant: Wood pellet stove is vented straight out through wall with an aluminum venting pipe. There is no chimney or other permanent structure.
  - Board: No change.
2. 220 Fox Hollow La. - Petition Granted
  - Appellant: Assessment value does not reflect fair market value. Insufficient public street drainage.
  - Board: Change land C factor to .95.
3. 320 Jerome Ave. - Petition Denied
  - Appellant: Should be tax exempt. Charitable function.
  - Board: Agree with Assessor's Connecticut State Statute interpretation should not be tax exempt.
4. 116 Marsh Rd. and Marsh Rd. lot#1 and lot#16-1 - Petition Granted
  - Appellant: Assessment too high.
  - Board: Change total appraised based on adjusted 2008 income statement as stated in 2011 appraisal report.
5. 131 New St. - Petition Denied
  - Appellant: Assessment is wrong.
  - Board: No change.

6. 15 Norton St. - Petition Denied
  - Appellant: Neighbor flooding property. Stopped remodeling home. Assessment is too high.
  - Board: No change.
7. 259 West Washington St. - Petition Denied
  - Appellant: Valuation is too high.
  - Board: Lack of market analysis.
8. 138 Lexington St. - Petition Denied
  - Appellant: Property over valued.
  - Board: Insufficient market data.
9. 65 Memorial Blvd. - Petition Denied
  - Appellant: Assessment is too high.
  - Board: Lack of 2007 market analysis.
10. 39 Mix St. - Petition Granted
  - Appellant: Property has been subject to numerous floods since the Route 6 intersection was modified. Flood insurance for property has a high risk rating.
  - Board: Change economic obsolescence 30%.
11. Wildewood Run lot#50 - Petition Granted
  - Appellant: Variation in assessed value in comparison to similar lots in the area.
  - Board: Modify C factor to 75%.

The Board heard the following Personal Property appeals:

1. New Horizons Counseling Center - Petition Granted
  - Appellant: Should be tax exempt because it is part of a non-profit organization.
  - Board: Collected late filing fee of \$35.00. Granted tax exempt M3 filing status.
2. Hour Glass Cleaners - Petition Denied
  - Appellant: The current market value of the personal property that the company owns is much less than the book value that was posted in the company's tax return.
  - Board: Statement provided does not match to accountant records.

No Show appeals:

118 Castle Rd. (real estate)

Ferrari Condominiums on Hiltbrand Rd. (real estate)

Ruiz Trucking (personal property)

The following withdrew their appeals:

46 Goodwin St. (real estate)

Firestone Building Products (personal property)

163 Church St. (real estate)

188 Maple St. (real estate)

KC's Party Shop Inc. (personal property)

The meeting was adjourned at 4:00p.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 8, 2012.

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

The Board heard the following Real Estate appeals:

1. 136 Empire Way - Petition Granted
  - Appellant: Room above the garage is unfinished.
  - Board: Reduce assessment 5% because of functional obsolescence.
2. 28 Lawndale Ave. - Petition Granted
  - Appellant: No Pool. The basement is unfinished. The room count is incorrect and the house has inferior features.
  - Board: Accept assessor inspection evaluation.
3. 895 Matthews St. - Petition Granted
  - Appellant: Assessment is too high compared to other condominiums with 972 square feet; new roof leaks and is part of a law suit against contractor.
  - Board. No change. Advise assessor to consider in 2012 revaluation.
4. 90 Partridge. Run
  - Appellant: Finished attic is too small to be living space. Assessment is too high. Lot has an unusable layout.
  - Board: Deliberation tabled to 3/12/2012.
5. 60 Founders Dr.
  - Appellant: Assessment is too high.
  - Board: Deliberation tabled to 3/12/2012.
6. 400 James P. Casey Rd. - Petition Denied
  - Appellant: Assessment is too high. House is close to road and the traffic is very noisy.

- Board: No 2007 market analysis.
7. 80 Robin St. - Petition Granted
    - Appellant: Assessment is too high.
    - Board: Reduce appraised value \$20,000 based on comparable.
  8. 43 Whippoorwill La.
    - Appellant: Value of house has declined. Style of house is not marketable.
    - Board: Deliberation tabled to 3/12/2012.

The Board heard the following Personal Property appeals:

1. M. Kalisz Handyman - Petition Granted
  - Appellant: Assessment is too high. Business has very little equipment.
  - Board: Change assessment to \$230.
2. Chimney Crest Manor Bed + Breakfast - Petition Granted
  - Appellant: Assessment of furniture is too high.
  - Board: Reduce assessment to \$54,280.
3. G + S Agency - Petition Granted
  - Appellant: Assessment is too high.
  - Board: Accept filing of personal property declaration per assessor staff.

The Board heard the following Supplemental Motor Vehicles:

1. 2000 Ford Ranger - Petition Granted
  - Appellant: Assessment is too high. Vehicle has high mileage and is in poor shape.
  - Board: Reduce assessment to \$3100.
2. 2010 Dodge Caravan - Petition Granted
  - Appellant: Please grant exemption for handicapped equipped vehicle.
  - Board: Granted tax exempt status.

The Board acted on the following property as presented by the Assessor's staff:

- B + W Manufacturing Co. Inc. – Added personal property account.
- 168 Pinehurst Rd – Corrected revaluation clerical error listing and added under construction adjustment.
- 820 Stafford Ave. U#49 – Added real estate account.
- 104 Brentwood Dr. – Changed living area to enclosed porch.
- 21 East New St. – Reduced assessment based on fire damage.
- Simply Paint – Accept filing of Personal Property Declaration with penalty.
- Simply Delicious Cedars – Accept personal property filing as declared with penalty.

- Dollars and Sense – Accept personal property filing as declared with penalty.
- Crown Upholstery Co. – Accept assessor’s personal property inspection.
- Black Belt School of America – Accept values given to the Assessor.

No Show appeals:

94 Artisan St.

60 Conlon St.

1325 Farmington Ave.

52 Martin Rd.

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

The meeting was called to order by Dominic R. Pasquale, Chairman at 1:00 p.m. on March 12, 2012.

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

The Board heard the following Real Estate appeals:

1. Saddlebrook Condominiums:  
201 Boulder Ct., 202 Boulder Ct., 203 Boulder Ct., 204 Boulder Ct.,  
206 Boulder Ct., 208 Boulder Ct., 210 Boulder Ct., 212 Boulder Ct.,  
214 Boulder Ct., 216 Boulder Ct. 10 Brookview Cir., 12 Brookview Cir.,  
14 Brookview Cir., 15 Brookview Cir., 17 Brookview Cir., 18 Brookview Cir.,  
19 Brookview Cir., 20 Brookview Cir., 21 Brookview Cir., 22 Brookview Cir.,  
24 Brookview Cir., 26 Brookview Cir., 28 Brookview Cir., 30 Brookview Cir.,  
32 Brookview Cir., 34 Brookview Cir., 36 Brookview Cir., 38 Brookview Cir.,  
40 Brookview Cir., 42 Brookview Cir., 44 Brookview Cir., 46 Brookview Cir.,  
48 Brookview Cir., 50 Brookview Cir., 52 Brookview Cir., 54 Brookview Cir.,  
55 Brookview Cir., 56 Brookview Cir., 57 Brookview Cir., 58 Brookview Cir.,  
60 Brookview Cir., 62 Brookview Cir., 64 Brookview Cir., 66 Brookview Cir.,  
68 Brookview Cir., 70 Brookview Cir., 72 Brookview Cir., 301 Hidden Brook Ct.,  
302 Hidden Brook Ct., 303 Hidden Brook Ct., 304 Hidden Brook Ct.,  
305 Hidden Brook Ct., 306 Hidden Brook Ct., 307 Hidden Brook Ct.,  
308 Hidden Brook Ct., 310 Hidden Brook Ct., 312 Hidden Brook Ct.,  
314 Hidden Brook Ct., 316 Hidden Brook Ct., 101 Turtlebrook La. and  
103 Turtlebrook La.,
  - Appellant: Over valuation of unbuilt units.
  - Board: Adjust undeveloped per unit value to \$15,000 based on appraiser analysis.

The Board acted on the following property as presented by the Assessor's Staff:

- 105 Turtlebrook La. U#22 - Adjust % complete per 3/12/12 inspection by the Assessor's staff.
- 107 Turtlebrook La. U#21 - Adjust % complete per 3/12/12 inspection by the Assessor's staff.

The Board heard the following Personal Property appeals:

1. Camel Fitness (Gold's Gym) - Petition Denied
  - Appellant: The Audit findings are not consistent with the actual value of the equipment.
  - Board: Disagree with the appellant's depreciation schedule.

No Show appeal:

Hot Shots (personal property)

The following withdrew their appeal:

Creative Woodcrafts (personal property)

Deliberations from tabled appeals that were heard on March 8, 2012:

1. 90 Partridge Run - Petition Granted
  - Appellant: Finished attic is too small to be living space. Assessment is too high. Lot has an unusable layout.
  - Board: Adjust value to \$410,000 per assessor interior inspection and appellant comparable analysis.
2. 60 Founders Dr. - Petition Granted
  - Appellant: Assessment is too high.
  - Board: Adjust value to 800,000 per assessor interior inspection and appellant comparable analysis.
3. 43 Whippoorwill La. - Petition Granted
  - Appellant: Value of house has declined. Style of house is not marketable.
  - Board: Adjust value 5% based on bedroom layout per appraiser analysis and assessor interior inspection.

The meeting was adjourned at 3:00 pm.

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 12, 2012.

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

The Board heard the following Real Estate appeals:

1. 507 Pine St. - Petition Denied
  - Appellant: Assessment higher than neighborhood properties.
  - Board: did not provide market data for 2007
2. 511 Pine St. - Petition Denied
  - Appellant: Property should be tax exempt due to religious belief.
  - Board: Appellant failed to provide sufficient evidence needed for filing M3 tax exempt application.
3. 8 Mano La. - Petition Granted
  - Appellant: Assessment too high.
  - Board: Change grade from AA to A based on assessor analysis.
4. Mano La. lot# 31 - Petition Denied
  - Appellant: Assessment too high.
  - Board: No change, insufficient comparison analysis.
5. Terryville Rd. lot#33 - Petition Denied
  - Appellant: Assessment too high for amount of usable land.
  - Board: No change, insufficient comparison analysis.

6. 20 First St. and per petition: 54 King St., 24 First St., 29 First St., 39 Second St., 39 Third St., 62 King St., 25 First St., 11 First St., 5 First St. 17 First St., and 33 First St. - Petition Granted
  - Appellant: There has been a major change of operations in the Liberty Recycling LLC., metal recycling facility. This change is causing excessive noise and has a probability of increasing the criminal activity in the vicinity.
  - Board: Adjust external obsolescence by 5 %.
  
7. 246 Matthew St. - Petition Denied
  - Appellant: Hardship appeal. City of Bristol built an enormous water culvert in front of the property which is causing a sewer and water problem.
  - Board: No hardship documented.

The meeting was adjourned at 9:00 pm.

Submitted by:  
Susan P. Parker  
Secretary for the Board of Assessment Appeals