



City of Bristol

Minutes

Board of Assessment Appeals for 2014 Supplemental Motor Vehicles, 2015 Personal Property and 2015 Real Estate

Members Present: Stacey Raymond, Chairperson
Mary Alford
Shirley Salvatore

The Board heard the following appeals on Tuesday, March 8, 2016:

Lassiter, Rickie – 70 Broadview Street
The Carpenter Companies – 225 North Main Street
Swanson, Bryan – 49 Preston Street
Hart, Derek – 234 Riverside Avenue
Pelletier-Stevens, William & Pam – 33 Lakeside Drive Un41
Labbie, Derek – 133 Arlington Street
Poniotowski, Roman – 15 Norton Street
McDonald's Corporation – 150 North Main Street and 646 Farmington Avenue
Craft, Rondal – 2002 Chevy Venture
NCSC – UAW – Delorenzo Towers – 284 North Main Street
The Paper Store – John Anderson – Personal Property – Withdrew
Kisser, Milton – Lot 11/49 Lawndale Avenue – No Show

The Board adjourned its appeal hearings at 5:53 p.m.

The Board reconvened for its evening appeal hearings at 7 p.m. on Tuesday, March 8, 2016 and the following appeals were heard:

Jankoski, David – 2005 Volvo S60
Geladino, Joseph + Boucher, Trisha & Pierre – 339 Divinity Street
Adams, Michael – 735 Farmington Avenue
Covanta Bristol, Inc. – 170 Enterprise Drive
DPM Properties (4) – L98-1 Frederick Street, 79 Twining Street,
L3 Broad Street, L95+L97 Twining Street

The Board adjourned its appeal hearings at 8:30 p.m.

The Special Meeting was called to order by Stacey Raymond, Chairperson at 8:30 a.m. on Thursday, March 10, 2016 in the Meeting Room at City Hall and the following appeals were deliberated:

1. Marinaro, Joseph – 324 Village Street - Petition Approved.
 - Appellant: Lot appraised for \$121,300 on Assessor's card. Purchased on 8/13/15 for \$100,000.
 - Board: Granting proposed change to land value of \$100,700 due to irregular lot.

The Deputy Assessor appeared before the board to give her recommendations on a personal property appeal which was withdrawn based on the fact that The Paper Store submitted an itemized listing which was agreed upon based on statute which resulted in a final assessment of \$196,060 with penalty. Therefore, the appeal was withdrawn based on this resolution.

2. Lassiter, Rickie – 70 Broadview Street, valued at \$770,000 - Petition Denied.
 - Appellant: Appellant says market value was established by purchase price.
 - Board: Denied.
3. The Carpenter Companies – 225 North Main Street – Petition Granted.
 - Appellant: Assessment does not take into account the properties current occupancy rate.
 - Board: Mary Alford recused herself from this appeal. Reduce value \$1,250,000.
4. Swanson, Bryan – 49 Preston Street – Petition Approved.
 - Appellant: Garage value shown equals \$9,900/size equals 456 square feet at \$21.71 a square foot.
 - Board: Change value to \$6,600 for garage.
5. NCSC – UAW – Delorenzo Towers – Petition Approved.
 - Appellant: The property should not be rated equivalent to a market driven property
 - Board: Change value to \$4,630,300.
6. Hart, Derek – 234 Riverside Avenue – Petition Approved.
 - Appellant: The building is in need of major repair and is unoccupiable at this time in the state that it is in.
 - Board: Adjust value to purchase price \$430,000 with a follow up inspection by assessment staff.

7. Pelletier-Stevens, William & Pam – 33 Lakeside Drive #41 – Petition Approved.
 - Appellant: See attached Appraisal Report.
 - Board: Reduce value to \$85,150 for 2015 Grand List only.
8. Labbie, Derek – 133 Arlington Street – Petition Approved.
 - Appellant: Assessment is overvalued based on comparables and condition.
 - Board: Change value to \$110,000 and assessment staff revisit.
9. Poniotowski, Roman – 15 Norton Street – Petition Approved.
 - Appellant: Neighborhood dispute regarding drainage. Disagrees with City value.
 - Board: Adjust value to \$130,000.
10. McDonald's Corporation – 150 North Main Street – Petition Approved.
 - Appellant: Assessment does not reflect 70% of FMV at time of last revaluation.
 - Board: Change value to \$1,243,800.
11. Franchise Realty Interstate Corp. – 646 Farmington Avenue – Petition Approved.
 - Appellant: Assessment does not reflect 70% of FMV at time of last revaluation.
 - Board: Change value to \$1,288,600.
12. Craft, Rondal – 2002 Chevy Venture – Petition approved.
 - Appellant: Vehicle was purchased for \$1,000. Condition is poor, requires air conditioning and has rust.
 - Board: Change value to \$2,500.

The above deliberations on the afternoon appeals were concluded.

The deliberations on the evening appeals then commenced as follows:

1. Jankowski, David – 2005 Volvo S60 – Petition Approved.
 - Appellant: Very high mileage, body damage and condition poor.
 - Board: Change value to \$2,000.
2. Geladino, Joseph – 339 Divinity Street – Petition Approved.
 - Appellant: Property was recently constructed and was listed for sale. Assessment is excessive due to surrounding area.
 - Board: Board Member Mary Alford recused herself. Change value to \$225,000.
3. Adams, Michael – 735 Farmington Avenue – Petition Approved.
 - Appellant: Market value overstated.
 - Board: Reduce assessment to \$252,200 for 2015 Grand List only.

4. DMP Properties – 79 Twining Street – Petition Denied.
 - Appellant: Floods yearly, flood plain, wetlands. No side or rear yard.
 - Board: Petition Denied.

5. DMP Properties – L98-1 Frederick Street – Petition Denied.
 - Appellant: Property is unbuildable, in Pequabuck River flood plain. Floods yearly. Totally unusable – may be used for parking if wetlands approved paving.
 - Board: Petition Denied.

6. DMP Properties – L3 Broad Street – Petition Denied.
 - Appellant: Unbuildable, not able to enter property. Land locked by railroad tracks and Pequabuck River. In flood plain and wetlands.
 - Board: Petition Denied.

7. DMP Properties – L95 + L97 Twining Street – Petition Denied.
 - Appellant: Sewer easement, flood plain, wetland and only small portion is buildable, flooding.
 - Board: Petition Denied.

8. Covanta Bristol, Inc. – 170 Enterprise Drive – Petition Denied.
 - Appellant: The personal property has been overvalued and over assessed. The City’s assessment does not conform to the taxpayer’s personal property declaration. Specifically, the City has included in its assessment \$1,152,329 (100% value) of Code 24a property without any basis in law or fact.
 - Board: Petition Denied.

The following appeals were “no shows” and therefore all petitions were denied:

1. Lot 11/49 Lawndale Avenue – Milton Kissner
2. 295 Redstone Hill Rd. #26 – Hanlin Zhang
3. 189 Robertson Street – John & Nancy Lewis

The following appeals were heard and decided by the Power of the Board in agreement with Appellant and assessment staff and granted as follows:

1. Mark Harmon – applied handicapped adapted vehicle exemption.
2. Bristol Center LLC – 780 James P. Casey Road - approved.
3. Gorneau, Diane – 66 Emmett St #23 - approved.
4. Kinneair, Candace – ECC – No action required.
5. City of Bristol – 101 George Street – sold – approved, Value change \$90,400.
6. Harry Herold – 100 Queen Street – Assessor valuation of \$115,800.
7. Richard Procko – 85 Tanglewood Road – approved, remove in ground pool.

The following appeal was withdrawn:

1. John Anderson – The Paper Store

The following appeal was rejected based on improper filing:

1. Johnny Jones – 2004 Chrysler Sebring

The Board adjourned its meeting at 11:33 a.m. on March 10, 2016.

Submitted by Susan Couture, Secretary of the Board of Assessment Appeals