



City of Bristol

Minutes

Board of Assessment Appeals **2015 Supplemental Motor Vehicles, 2016 Personal Property and 2016 Real Estate**

Members Present: Stacey Raymond, Chairperson
Mary Alford
Shirley Salvatore
Thomas DeNoto
Susan Couture

The meeting was called to order at 3 p.m. on Thursday, March 2, 2017. Board member, Mary Alford made a motion to have a Special Meeting for March 4, 2017 at 9 a.m., the motion was seconded by Shirley Salvatore and all voted in favor.

The Board heard the following appeals on Thursday, March 2, 2017:

Levesque, Pierre – 2000 Ford F250 – No Show
Wartonick, John – 2005 Hyundai Tuscon
Roy, Paul & Regina – Lot 6 Rita Drive + Lot 8 Rita Drive (Todd Cody)
Jagielski, Donald & Arlene – Lot 4 Rita Drive and 120 Rita Drive
Gagnon, Todd – 11 Union Street
Vayda, Neil – 23-25 Wooding Street – No Show
Simoni, Aleksander – 192 Mercier Avenue
Lassiter, Rickie – 70 Broadview Street
Baehr, Francis – 150 Sherwood Road
Anderson, William – Lot 1 and 2A Swanson Drive
Xu, Jianchao – 81 North Main Street
Cistulli, John – 38 Barlow Street

The Board adjourned its appeal hearings at 6:03 p.m. on March 2, 2017.

The Board reconvened for its evening appeal hearings at 6:58 p.m. on Thursday, March 2, 2017 and the following appeals were heard:

Jankoski, David – Lot 57 Greystone Avenue
Santiago, Amanda & Luis – 44 Mattatuck Road
Vallee, Mike – 12 Woodbridge Road
Della Bianca, Blake – Jay Dee Realty and Bell City Construction
Cohen, Connie – 1008 Stafford Avenue
Tompkins, Elmer – 203 Redstone Hill
Walmart – 325 Oakland Street and 1400 Farmington Avenue

The Board adjourned its appeal hearings at 8:50 p.m.

The Special Meeting was called to order by Stacey Raymond, Chairwoman at 9:02 a.m. on Saturday, March 4, 2017 in the Meeting Room at City Hall and the following appeals were deliberated:

1. Wartonick, John – 2005 Hyundai Tucson - Petition Approved.
 - Appellant: Poor condition, wheels not in alignment, bumper scraped and hood defects. Photos attached.
 - Board: Change assessed value to 2,800.
2. Roy, Paul – Lot 6 Rita Drive - Petition Approved.
 - Appellant: Appellant’s estimated value of property was \$65,000.
 - Board: Adjust land “c” factor to 50%.
3. Jagielski, Donald – Lot 4 Rita Drive – Petition Approved.
 - Appellant: Appellant’s estimated value of property was \$60,000 to \$65,000.
 - Board: Adjust land “c” factor to 75%.
4. Jagielski, Donald – Lot 5, 120 Rita Drive – Petition Approved.
 - Appellant: Appellant’s estimated value of property was \$60,000 to \$65,000.
 - Board: Adjust land “c” factor to 50%.
5. Cody, Todd – Lot 8, 92 Rita Drive – Petition Approved.
 - Board action change from other Rita Drive hearings.
 - Board: Adjust land “c” factor to 50%.
6. Gagnon, Todd – 11 Union Street – Petition Approved.
 - Appellant: Assessment value is high in comparison to 80 South Street. Our buildings are attached.
 - Board: Adjust land “c” factor to 50%.
7. Simoni, Aleksander – 192 Mercier Avenue – 2015 Grand List only - Petition Approved.
 - Appellant: House damaged after foreclosure by HUD. Pipes stolen, furnace and boiler damaged, improvements damaged also.
 - Board: Change market value to purchase value of \$75,000. 2015 Grand List only.

8. Lassiter, Rickie – 70 Broadview Street – Petition Approved.
 - Appellant: Taxes are higher based on market value and market value established by purchase price paid in 2015.
 - Board: Change value to \$531,000 based on Assessor interior inspection on 3/3/17.

9. Baehr, Fran – 150 Sherwood Road – Petition Approved.
 - Appellant: There is a storm water easement on half of the backyard which is unusable.
 - Board: Change land “c” factor to 75%.

10. Anderson, William – Lot 1 and 2A Swanson Drive – Petition Approved.
 - Appellant: Overpriced due to topography.
 - Board: Lower undeveloped building lot values to \$20,000 each.

11. Xu, Jainchao – 81 North Main Street – Petition Approved.
 - Appellant: Appraisal produced by Michaud Company at \$3,650,000. Two tenants moved out of premises.
 - Board: Lower value to \$4,432,200.

12. Cistulli, John – 38 Barlow Street – Petition Approved.
 - Appellant: Surrounding property values have decreased. Age of improvements had detrimental effect on value of improvements.
 - Board: Reduce value to \$327,200.

The above deliberations on the afternoon appeals were concluded at 10:50 a.m. on March 4, 2017.

The deliberations on the evening appeals then commenced at 11:10 a.m. on March 4, 2017, as follows:

1. Jankowski, David – Lot 57 Greystone Avenue – Petition Approved.
 - Appellant: Recent sales for comparable lots have sold for less. Appellant’s estimated value of property \$27,000.
 - Board: Change land “c” factor to 50%.

2. Santiago, Amanda – 44 Mattatuck Road – 2015 Grand List only. Petition Approved.
 - Appellant: Over stated footage on gazebo.
 - Board: Reduce value to \$235,200 based on Assessor inspection.

3. Vallee, Mike – 12 Woodbridge Road – Petition Approved.
 - Appellant: Land value too high. Mistakes on upgrades.
 - Board: Change value to \$295,400 based on Assessor inspection.

4. DellaBianca, Blake – Personal Property, Jay Dee Realty and Bell City Construction – Petition Approved.
 - Appellant: Values too high due to condition and hours of operation.
 - Board: Change value to \$192,475 for Bell City Construction. Change value to \$93,000 for Jay-Dee Realty, Inc.

5. Cohen, Connie – 1008 Stafford Avenue – 2015 Grand List only. Petition Approved.
 - Appellant: Razed home in January 2017. On market since 5/24/16 for \$15,000, could not sell. Appellant’s estimated valued \$20,000.
 - Board: Change value to \$25,000 due to fire incident date of 3/5/15.

6. Tompkins, Elmer – 203 Redstone Hill – Petition Approved.
 - Appellant: Appellant wants value change in Bristol due to solar installation.
 - Board: Reduce land value for Lot 8-1 to \$28,000 – non-buildable status due to solar farm.

7. Cedar-Bristol, LLC (Walmart) – 325 Oakland Street – Petition Denied.
 - Appellant: Excessive assessment.
 - Board: Denied.

8. Cedar-Bristol, LLC (Walmart) – 1400 Farmington Avenue – Petition Denied.
 - Appellant: Excessive assessment.
 - Board: Denied.

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

1. 2000 Ford F250 – Pierre Levesque
2. 23-25 Wooding Street – Neil Vayda

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. LDG Consulting LLC – Company was dissolved in 2014. No assessment for 2016.
2. Joyce of New England – Deputy Assessor recommends bottom line 2016 value.
3. Bristol Housing Authority – Remove Income and Expense penalties for 2015 based on Tax Collector’s printouts.

The following appeals were withdrawn:

- Solar Energy System
- Sprint Spectrum LP
- Kevin Larose – 111 Boy Street

- Joan Bechard – 90 Chestnut Street
- Lisa Buchanan – 174 Fern Hill Road
- Carrier Construction Inc. – 49-53 George Street

The Board adjourned its meeting at 12:19 p.m. on March 4, 2017.

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