



MINUTES

BOARD OF ASSESSMENT APPEALS 2018 Supplemental Motor Vehicles, 2019 Personal Property and 2019 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Thomas Ragaini, Board Member
Thomas DeNoto, City Assessor
Susan Couture, Secretary of the Board

The meeting was called to order at 3 p.m. on Tuesday, March 12, 2020 in the First Floor Meeting Room at the Bristol Town Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Tuesday, March 10, 2020:

1235 Farmington Avenue BR, LLC – 1235 Farmington Avenue
223 Broad Street, LLC – 223 Broad Street
570 Main St, LLC - 180 Riverside Avenue
Barnes, Elizabeth M. 2009 Amended & Restated Revocable Trust, Successor Trustee –
400 Peacedale Street
Bellonio, Barbara & Torvinen, Lisa – 365 Allentown Road, Unit 36
Biadun, Marcin & Justyna – 53 Buff Road
Bristol Farms Associates, LLC – 1461 Farmington Avenue
Bristol Sports Bar & Grille, LLC – 369 North Main Street
Brook Street Auto – 37 Brook Street
Diverse Solutions, LLC – 421 Emmett Street
Elder, Keith & Sara – 5 Founders Drive
Forestville Manufacturing Co., Inc. – 156 Enterprise Drive
German, Debbie-Jo – 365 Allentown Road, Unit 31
McIntire Company – 745 Clark Avenue
SBK, LLC – 115 School Street
Sheriden Woods Landlord, LLC – 321 Stonecrest Drive
Shingler, Estate of Fleurette – Lot 25 Falls Brook Road
Thorstenson, Bruce – 2004 Honda Accord
Tumblebrook Realty LLC – 430 Middle Street

A motion was made by Tom Ragaini, Board Member, to adjourn its afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 4:43 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 6 p.m. on March 10, 2020 and the following appeals were heard:

Brzezinski, Tonya – 415 King Street
Festival Fun Parks – Lake Compounce – 822 Lake Avenue
Rzemien, Jaroslaw – 102 Sonstrom Road
Schaffrick, Fred and James – Lot 12-5 Perkins Street
Speakman, Alex – 2004 Volkswagen R-32
Thai, Thang – 199 Dodge Caravan
Torres, Ralph – 365 Allentown Road, Unit 39
White, Terrence – 2019 Toyota Tacoma

A motion was made by Tom Ragaini, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 7:07 p.m.

The meeting was called to order at 2:52 p.m. on Thursday, March 12, 2020 in the First Floor Meeting Room at the Bristol Town Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on Thursday, March 12, 2020:

Brook Street Ventures, LLC – 572 Brook Street
Middle Street Ventures, LLC – 916 Middle Street
Middle Street Ventures, LLC – 924 Middle Street

The Board of Assessment Appeals then began its deliberations at 3 p.m. following all the hearing appeals which were heard on March 10, 2020 and March 12, 2020 as follows:

1. Bristol Health Medical Care Center + Bristol Multi-Specialty Group – 15 Riverside Avenue
 - Appellant: Remove duplicate asset assessments based on First American Lease Co. personal property declaration.
 - Board: Granted by the Power of the Board based on the Assessor’s memorandum attached.

2. Bristol Sports Bar & Grille, LLC – Personal Property
 - Appellant: Appealing results of audit, non-compliant. Audit results with penalty of \$74,560.
 - Board: 2018 Audit assessment to \$35,350 and 2019 Audit assessment to \$32,440. Petition granted by the Power of the Board.

3. Hasler, James – Forestville Manufacturing Co., Inc. – Personal Property
 - Appellant: Respectfully disagrees with the audit results, a majority of the increased assessed value is based on disposed of or exempt manufacturing equipment.
 - Board: Petition granted by the Power of the Board per recommendations of Assessor.

4. Drouin, Christopher – Brook Street Auto – Personal Property
 - Appellant: Missed notices and requests a review by the Board.
 - Board: Petition granted by the Power of the Board per Assessor’s memorandum.

5. Picard, James & Joann – 466 Fall Mountain Road – P.A. 490 Farm Designation
 - Appellant: Assessor’s P.A. 490 Declassification Certificate recorded on land records.
 - Board: Petition granted by the Power of the Board to remove P.A. 490 designation on the property.

6. Gagnon, Todd – Diverse Solutions, LLC – 421 Emmett Street
 - Appellant: This unit is in a complex of five units, all valued at \$74,900. All units are same square footage. Currently unit is valued at \$78,800 and identical to units 2, 4, and 5.
 - Board: Petition granted, change value to \$77,900 and assessment to \$54,530.

7. Germano, Debbie-Jo – 365 Allentown Road, Unit 31
 - Appellant: Compared to Unit 28 in complex, my unit is appraised much higher and assessed for \$182,910 and Unit 28 is assessed for \$175,490.
 - Board: Petition granted and assessment brought to \$182,000.

The Board of Assessment Appeals then ceased its deliberations and heard an appeal at 4:15 p.m. on March 12, 2020 as follows:

- Speakman, Sean – 2000 Volkswagen Jetta

The Board then reconvened its deliberations at 4:30 p.m. as follows:

8. Germano, Debbie-Jo – 365 Allentown Road, Unit 28
 - Appellant: Compared to Unit 31, Unit 28 is much lower assessed at \$175,490.
 - Board: Petition granted, correct assessment per field review.
9. Bellonio, Barbara & Torvinen, Lisa – 365 Allentown Road, Unit 36
 - Appellant: Assessment too high compared to similar properties.
 - Board: Petition denied.
10. Speakman, Sean – 2000 Volkswagen Jetta
 - Appellant: Mileage at 230,000, poor condition and needs some motor work.
 - Board: Change assessment to \$1,200.
11. SBK, LLC – 180 Riverside Avenue
 - Appellant: Market value and assessment are not an accurate reflection of the value of the property.
 - Board: Petition denied. No appraisal or income statements or other supporting documentation to backup request.
12. SBK, LLC – 115 School Street
 - Appellant: Market value and assessment are not an accurate reflection of the value of the property.
 - Board: Petition denied. No appraisal or income statements or other supporting documentation to backup request.
13. Lamarre, Kyle – APK Electric, LLC – Personal Property
 - Appellant: This is a new business and missed deadline to file.
 - Board: Petition granted by the Power of the Board.
14. Airen Miller Photography – Personal Property
 - Appellant: Some equipment bought in 2017, computer bought in 2013 was devalued. Assessment should be less than \$2,000.
 - Board: Petition granted by the Power of the Board.

15. Brook Street Ventures, LLC – 57 Brook Street

- Appellant: The City's valuation of the property does not accurately reflect the property's actual fair market value.
- Board: Petition denied.

16. Middle Street Ventures, LLC – 916 Middle Street

- Appellant: Appellant: The City's valuation of the property does not accurately reflect the property's actual fair market value.
- Board: Petition denied.

17. Middle Street Ventures, LLC – 924 Middle Street

- Appellant: The City's valuation of the property does not accurately reflect the property's actual fair market value.
- Board: Petition denied.

The Board recessed from 5:10 p.m. to 5:20 p.m., then reconvened its deliberations as follows:

18. Tumblebrook Realty, LLC – 430 Middle Street

- Appellant: Offset \$734.43 penalty imposed for not filing 2018 annual Income and Expense Report summary. Mailing/address issue.
- Board: Petition granted and assessments to be corrected for 2019 grand list in equal sum to I&E penalty. Assessment change to \$160,250.

19. Sheridan Woods Landlord, LLC – 321 Stonecrest Drive

- Appellant: Assessment does not reflect 70% of fair market value as of revaluation date of 10/1/2017.
- Board: Petition denied.

20. Biadun, Marcin & Justyna – 53 Buff Road

- Appellant: Appellant does not agree with new assessment.
- Board: Petition granted and agree to reduce assessment to \$161,000.

21. Marone, Richard, Esquire, Successor Trustee to the Elizabeth M. Barnes 2009 Amended & Restated Revocable Trust u/a/d 4/9/2009 – 400 Peacedale Street

- Appellant: The subject property is overvalued and over-assessed.
- Board: Petition granted and value changed to \$775,000.

22. Thorstenson, Bruce – 2004 Honda Accord

- Appellant: High mileage and poor condition.
- Board: Petition granted and assessment reduced to \$3,000.

23. Elder, Keith & Sara – 5 Founders Drive

- Appellant: Property is currently assessed too high, this appeal is for both 2018 and 2019 grand list years.
- Board: Petition denied.

24. Shingler, Fluerette, Estate of – Lot 25 Falls Brook Road

- Appellant: Value by City based on market conditions is significantly higher than current market value.
- Board: Petition granted and change value to \$36,800.

25. 223 Broad Street, LLC – 223 Broad Street

- Appellant: Assessor's calculation of market value exceeds actual value of subject property.
- Board: Petition denied.

26. Johnson, David – McIntire Company – 745 Clark Avenue

- Appellant: Assessor's calculation of market value exceeds actual value of subject property.
- Board: Petition denied.

27. 1235 Farmington Avenue BR, LLC – 1235 Farmington Avenue

- Appellant: Assessor's calculation of market value exceeds actual value of subject property.
- Board: Petition denied.

28. Bristol Farm Associates, LLC – 1461 Farmington Avenue

- Appellant: Appellant: Assessor's calculation of market value exceeds actual value of subject property.
- Board: Petition denied.

29. Schaffrick, Fred & James – Lot 12-5 Perkins Street

- Appellant: Seeking retroactive assessment reductions for the past 10 years, prior to and including the 2015 grand list. Noting topography and building lot status.
- Board: Petition denied. CGS 12-60 prohibited.

30. Torres, Ralph – 365 Allentown Road, Unit 39

- Appellant: Assessed too high.
- Board: Petition denied.

31. Thai, Thang G – 1999 Dodge Caravan

- Appellant: Photo included. Poor condition and not worth over \$1,000.
- Board: Petition granted, change assessment to \$400

32. Speakman, Alex – 2004 Volkswagen R-32

- Appellant: Vehicle's value is not correct.
- Board: Petition granted, change assessment to \$1,685.

33. Brzezinski, Tonya – 415 King Street

- Appellant: Assessment not accurate. No hardwood floors. No gas heat. Only half bathroom. Two fireplaces do not work. The assessment went up \$20,000. Located on a very busy street.
- Board: Petition granted based on 1/18/2020 inspection and Assessor determination.

34. Rzemien, Jaroslaw – 102 Sonstrom Road

- Appellant: Incorrect increase in real estate taxes. This increase is not in comparison with similar properties that have significantly lower taxes.
- Board: Petition denied.

35. White, Terrence – 2019 Toyota Tacoma

- Appellant: Assessed too high.
- Board: Petition granted, value correction to \$31,000.

36. Festival Fun Parks – Lake Compounce – 822 Lake Avenue

- Appellant: Increase depreciation schedule factors per venue patron usage statistics and other Park jurisdiction schedules.
- Board: Petition denied. City local ordinance prohibited.

A motion was made by Tom Ragaini to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 7:06 p.m.

The following appeals were withdrawn:

- Colapietro, Steve – Absolute Fire Sprinklers – Personal Property
- Scanlon, Robert & Elizabeth – 279 Queen Street

The following appeals were denied based on filing requirements of C.G.S. §12-111.

- Irvin, Ryann – 2002 Ford F-150 Truck
- Sehl, Sandra – 2014 Buick Enclave
- Brown, Christopher – 2005 Dodge Ram 2500 Truck

Summary of appeals:

Appeals Approved = 20

Appeals Denied = 16

Appeals Withdrawn = 2

Appeals Dismissed = 3

Total Appeals = 41

Submitted by Susan Couture, Secretary of the Board of Appeals