

*Board of Assessment Appeals
Minutes of March 16, 2017 Hearing*

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Town of Brooklyn

Board of Assessment Appeals Minutes

The Board members met on March 16, 2017, at the Brooklyn Town Hall, 4 Wolf Den Road, Brooklyn, CT 06234 for the purpose of hearing appeals on real estate, personal property and supplemental motor vehicles.

Present: Diane Wimmer, Robert Simons, Cassandra Leach, David Fuss

Call to order: The hearing was called to order at 6:09 p.m.

Approval of Minutes: A motion was made by Diane Wimmer, seconded by Robert Simons to accept the September 2016 hearing minutes as presented. So voted.

The following appeals were received and acted on:

BAA-1-17 Susan iFurmanski 139 Church Street

Discussion on her assessment in regards to the surrounding neighborhood and comparable homes. Motion by Robert Simons, 2nd by Diane Wimmer to reduce appraised value to \$261,000 based on surrounding neighborhood. So voted.

BAA-2-17 Patrick Collins 85 Brown Road
Did not show for hearing. Cancelled.

BAA-3-17 Sarah Normandie 283 Christian Hill Road
She called to say she could not attend the hearing but would like to come at another time. I suggested she had the right to appoint someone in her absence. She refused. Also, we received information from the Assessor that she had filed a letter of memorandum pertaining to her land and Quinebaug Solar. Motion by Diane Wimmer, 2nd by Robert Simons to make no change. So voted.

- BAA-4-17 Andrea Malone 81-83 South Main Street
Owner stated that when they went for a mortgage, the bank said the building would need to be labeled apartments, not condos. Owner believes paperwork was filed in the Town Clerk's office. Motion by Diane Wimmer, 2nd by Robert Simons that the Assessor research and make the appropriate assessment adjustment if paperwork has been filed, dating back to the date of change.
- BAA-5-17 Herbert Mark 89 Day Street and 76 Gorman Road
Discussion of the overall condition of each property. Motion by Robert Simons, 2nd by Cassandra Leach, to change the depreciation to 40% which brings the appraised value to \$64,800 on the Day Street property. So voted.
Motion by Robert Simons, 2nd by Diane Wimmer to make a one-time change on vacancy valuation from 5% to 15%, bringing the vacancy allowance to \$10,800., and taking the ratio of the new income before and after correction,
 $\$40,680/\$47,880=0.8496$, then multiplying that by the appraised income value of \$583,900, $0.8496 \times \$583,900 = \$496,100$ on the Gorman Road property. So voted.
- BAA-6-17 Robert & Denise Noiseux 199 Hartford Road
Appraisal paperwork was dated after the most recent revaluation which was October 2015. Motion by Diane Wimmer, 2nd by Cassandra Leach to take no action. So voted.
- BAA-7-17 Vincent Picciavelli 11 Common Way Drive
Did not show for hearing. Cancelled.
- BAA-8-17 Valerie Tierney 161 Day Street and 101 Fortin Drive
Did not show for hearing. Cancelled.
- BAA-9-17 NRG Residential Solar Solutions, LLC c/o Carl Harroo 11 Pleasant View Drive
Did not show for hearing. Cancelled
- BA-10-17 Northeast Trust Services c/o M. Cristina St. Regis Condos
Discussion of age and condition of building. Motion by Robert Simons, 2nd by Diane Wimmer to change the depreciation to 40%, bringing the appraised value to \$63,200. So voted.
- BAA-11-17 Wal-Mart Real Estate Business Trust c/o Brandon Caplena 450 Providence Road
Jeffrey Matrullo sat in for Wal-Mart. Discussion on square footage of building. The Town has it listed as 170,314 and their records show 155,768. Mr. Matrullo did not have any paperwork but he is going to request the Mr. Caplena send it to the Assessor's office to verify. Motion by Diane Wimmer, 2nd by Robert Simons to direct the Assessor to make appropriate changes if necessary when she receives

the paperwork from Wal-Mart. So voted.

BAA-12-17 Alar 2 LLC c/o CVS-Pharmacy 542 Providence Road
Did not show for hearing. Cancelled

Other Business: Motion by Diane Wimmer, 2nd by Robert Simons to take no action on the following: Patrick Collings, Vincent Picciavelli, Valerie Tierney, and NRG because they did not show for their hearing appointment. So voted.

Decision letters will be sent to the above letting them know of the board's decisions. Also, Copies to the Assessor.

Motion made by Diane Wimmer to adjourn the meeting at 8:50 p.m., seconded by Cassandra Leach. So voted

Sincerely

A handwritten signature in cursive script, appearing to read 'C Leach', followed by a horizontal line.

Cassandra Leach
Chairperson
March 17, 2017