

**Board of Assessment Appeals
Meeting Minutes
Thursday, March 22, 2018
6:30pm Brooklyn Town Hall**

Present: Robert Simons, Loni Wright, Buddy Conroy, and April Lamothe; Recording Secretary
Also Present: Public seeking appeals

- 1) **Roll Call:** Temporary chairperson, Robert Simons, called the meeting to order at 6:30pm.
- 2) **Election of Chairperson for the Board of Assessment Appeals:** Loni Wright made a motion to nominate Robert Simons for chairman. Buddy Conroy seconded the motion. No discussion. Motion passed.
 - Robert Simons told the Board that this term will be his last term. He would like the Board to nominate a new chairperson for the September 2019 meeting, so that he can train the new chairperson before leaving the Board.
- 3) **Approval of Previous Minutes:** Buddy Conroy made a motion to accept the minutes of September 11, 2015. Loni Wright seconded the motion. No discussion. Motion passed.
- 4) **Review of Real Properties Seeking Review:**

BAA318-1 Stephen McGann - 527 Wauregan Rd

Property: 2010 Toyota Matrix 5 Door S All-Wheel Drive

Reason for Appeal: Stephen McGann feels that his supplemental tax bill is too high for the milage on his vehicle and is burning oil. Discussion ensued. Robert Simons mentioned that this Board is now going to make adjustments for milage. There was a visual conformation of the milage of 176,147 miles.

Action: Buddy Conroy made a motion to reduce the assessment from \$6,810 to \$5,340. Loni Wright seconded the motion. No discussion. Motion passed.

Reason for Action: The reduction in assessment was due to the high milage of the vehicle.

BAA318-2 Brien & Marjorie Kroeger - 72 Wolf Den Rd

Property: 72 Wolf Den Rd

Reason for Appeal: Brien Kroeger believes that his current assessment is higher than other similar properties. His house does have an in-law apartment. He would like to find out how the assessment is figured. Discussion ensued.

Action: Loni Wright made a motion to reduce the market value by \$30,000, which would make the assessment \$266,000. Buddy Conroy seconded the motion. No discussion. Motion passed.

Reason for Action: The Board believes that there may be an error in the CAMA system when calculating in-law apartments.

BAA318-3 Janet Booth - PO BOX 399

Property: 625 Wolf Den Rd

Reason for Appeal: Janet Booth had the property appraised and the assessment is quite a bit higher than the appraisal. The house is not in good condition; subfloors had to be replaced and the roof is leaking. She is currently making repairs to the house. Discussion ensued.

Action: Buddy Conroy made a motion to reduce the market value from \$244,800 to \$200,000, which would make the assessment \$140,000.

Reason for Action: The Board made the reduction to offset the cost of repairs.

BAA318-4 Robert & Denise Noiseux - PO BOX 905

Property: 199 Hartford Rd

Reason for Appeal: Robert Noiseux had sold the farm to his son and then bought it back from him. He had received loan and the bank's appraisal was lower than the assessment. Discussion ensued.

Action: Robert Simons made a motion to reduce the market value from \$371,000 to \$310,000, which would make the assessment \$217,000. Loni Wright seconded the motion. No discussion. Motion passed.

Reason for Action: The adjustment was based on the finished upper story being less than the 1,680 sq ft and it was corrected it by 50%.

BAA318-5 Michael Rascoe - 124 Mason Rd

Property: 124 Mason Rd

Reason for Appeal: Michael Rascoe bought the house for \$112,000 in 2016 and did cosmetic work to the building. He was planning on selling and the real estate agent suggested putting it on the market for \$259,000, which is the less than the assessment. Discussion ensued.

Action: Loni Wright made a motion to ask the Assessor's Office to change the property condition of the house to average condition, which would drop the market value to \$256,600. Buddy Conroy seconded the motion. No discussion. Motion passed.

Reason for Action: The condition of the property needed to be changed to reflect the appraisal done by the real estate agent for this housing market.

BAA318-6 Lucien Brodeur on behalf of the Mortlake Fire Company - PO BOX 301

Property: 650 Wauregan Rd

Reason for Appeal: Lucien Brodeur is the Chairman for the Board of Mortlake Fire Company and Sandra Brodeur is the Treasure and a Director for the Board. He is here because the property has been on the housing market for over a year and a potential buyer will only purchase the building if the assessment for the property is \$100,000. Discussion ensued.

Action: Buddy Conroy made a motion to reduce the market value to \$100,000, which would make the assessment \$70,000. Loni Wright second the motion. No discussion. Motion passed.

Reason for Action: The building will be reevaluated next year. Also the property is currently vacant and not taxable, at this time.

BAA318-7 Marna Marasco for Northeast Oil & Propane - PO BOX 264

Property: Personal Property - Various Locations

Reason for Appeal: Marna Marasco is one of the owners of Northeast Oil & Propane. There was an issue with the personal property declaration where numbers had been compounded from previous years, starting in 2012. Discussion ensued.

Action: Loni Wright made a motion to authorize the Assessor's Office to accept the amend return. Buddy Conroy seconded the motion. No discussion. Motion passed.

Reason for Action: The action was made due to the error of the personal property declaration.

- 5) **New Business:** Robert Simons mentioned that he will be chairman for the September 2018 and March 2019 meetings, but a new chairman should be elected for the September 2019 meeting.
- 6) **Adjournment:** Loni Wright made a motion to adjourn the meeting at 8:30pm. Buddy Conroy seconded the motion. No discussion. Motion passed.

Respectfully Submitted,
April Lamothe
Recording Secretary