

TOWN OF EAST WINDSOR

Board of Assessment Appeals

11 Rye St., Broad Brook, CT 06016-9553

Phone (860) 623-8878 / Fax (860) 623-4798

SPECIAL MEETING MINUTES - March 28, 2012

Mr. King called the meeting to order at 6:00 p.m. at the East Windsor Town Hall, 11 Rye Street, Broad Brook.

ATTENDANCE

David King, Chairman, Lois Noble, Member, Brian Turley, Member & Caroline G. Madore, Assessor

MOTION: To approve the minutes of Board of Assessment Appeals Meeting March 21, 2012 - made by Mrs. Noble, seconded by Mr. Turley
ALL MEMBERS IN FAVOR. MOTION CARRIED.

The Board met to discuss and make determinations as to decisions of appeals made by appellants with regard to the October 1, 2011 Grand List and the Motor Vehicle Supplemental List as of October 1, 2010. 84 Appeals were heard in total: 1 Motor Vehicle, 27 Personal Property & 56 Real Estate. Decision List is attached.

MOTION: To enter into Executive Session @ 6:00 p.m. to include the Assessor to discuss a pending litigation matter. Made by Mrs. Noble, seconded by Mr. Turley. ALL MEMBERS IN FAVOR. MOTION CARRIED.

MOTION: To adjourn the Executive Session at 6:15 p.m. Made by Mrs. Noble, seconded by Mr. Turley. ALL MEMBERS IN FAVOR. MOTION CARRIED.

The Board signed decision letters to be mailed to appellants.

MOTION: To adjourn the Special Meeting at 6:45 p.m. Made by Mrs. Noble, seconded by Mr. Turley. ALL MEMBERS IN FAVOR. MOTION CARRIED.

Respectfully submitted,



Kristen Ciechowski
Recording Secretary

Board of Assessment Appeals Decisions - Grand List of 10/1/2011 & Motor Vehicle Supplemental of 10/1/2010

#	Taxpayer Name	Hearing Date	St. #	Location or Description	M/B/L	List #	GL	Less Exempt's	Net GL	BAA Adj.	New Net	Decision	Change / Reason
1	All American Products Corp.	03/13/12	244	South Main St	12/5/87	2011-01-00067	450,920	0	450,920	-	450,920	Denied	Fair & Equitable
2	All American Products Corp.	03/13/12	245	South Main St	12/23/59	2011-01-00068	386,790	0	386,790	(8,910)	377,880	Granted	Paying adjusted due to condition
3	American Wholesaler LLC	03/09/12	8	Thompson Rd		2011-02-40049	19,450	0	19,450	(18,720)	730	Granted	Per Declaration filed w/BAA
4	AMT Builders LLC	03/13/12	2	Abraham George Lane	56/49/2-30	2011-01-00099	52,730	0	52,730	-	52,730	Denied	Fair & Equitable
5	AMT Builders LLC	03/13/12	4	Abraham George Lane	56/49/2-29	2011-01-00098	52,940	0	52,940	-	52,940	Denied	Fair & Equitable
6	AMT Builders LLC	03/13/12	7	Abraham George Lane	56/49/2-4	2011-01-00091	52,940	0	52,940	-	52,940	Denied	Fair & Equitable
7	AMT Builders LLC	03/13/12	8	Abraham George Lane	56/49/2-5	2011-01-00097	53,190	0	53,190	-	53,190	Denied	Fair & Equitable
8	AMT Builders LLC	03/13/12	9	Abraham George Lane	56/49/2-6	2011-01-00093	53,030	0	53,030	-	53,030	Denied	Fair & Equitable
9	AMT Builders LLC	03/13/12	11	Abraham George Lane	56/49/2-7	2011-01-00094	53,640	0	53,640	-	53,640	Denied	Fair & Equitable
10	AMT Builders LLC	03/13/12	13	Abraham George Lane	56/49/2-11	2011-01-00096	52,940	0	52,940	-	52,940	Denied	Fair & Equitable
11	AMT Builders LLC	03/13/12	14	Abraham George Lane	56/49/2-8	2011-01-00095	52,820	0	52,820	-	52,820	Denied	Fair & Equitable
12	AMT Builders LLC	03/13/12	15	Abraham George Lane	56/49/2-31	2011-01-00100	52,820	0	52,820	-	52,820	Denied	Fair & Equitable
13	AMT Builders LLC	03/13/12	10	Apothercares Hall Road	112/4/26A	2011-01-00202	1,483,380	0	1,483,380	-	1,483,380	Denied	Fair & Equitable
14	Balch Bridge St. Corp.	03/13/12	172	Bridge St.	112/4/26A	2011-01-00203	1,295,450	0	1,295,450	-	1,295,450	Denied	Fair & Equitable
15	Balch Bridge St. Corp.	03/13/12	145	Prospect Hill Rd	112/4/26C	2011-01-00205	1,392,650	0	1,392,650	-	1,392,650	Denied	Fair & Equitable
16	Balch Bridge St. Corp.	03/13/12	151	Prospect Hill Rd	112/4/26	2011-01-00204	3,230	0	3,230	-	3,230	Denied	Fair & Equitable
17	Balch Bridge St. Corp.	03/13/12	216	South Main St	12/5/84-1	2011-01-00216	415,020	0	415,020	-	415,020	Denied	Fair & Equitable
18	Balch Bridge St. Corp.	03/13/12	222	South Main St	12/5/84	2011-01-00214	61,890	0	61,890	-	61,890	Denied	Fair & Equitable
19	Balch Bridge St. Corp.	03/13/12	238	South Main St	12/5/85	2011-01-00215	373,070	0	373,070	-	373,070	Denied	Fair & Equitable
20	Balch Bridge St. Corp.	03/13/12	220	South Main St	32/5/75	2011-01-00217	23,960	0	23,960	-	23,960	Denied	Fair & Equitable
21	Balch, James	03/13/12	225	Fairway Dr	32/5/72	2011-01-00220	13,860	0	13,860	-	13,860	Denied	Fair & Equitable
22	Balch, James	03/13/12	225	Fairway Dr	79/5/72-1	2011-01-00221	806,320	0	806,320	-	806,320	Denied	Fair & Equitable
23	Balch, James A.	03/13/12	33	Treetop Lane		2011-01-00223	7,010	0	7,010	-	7,010	Denied	Fair & Equitable
24	Balch, James A. Exec.	03/13/12		Ferry Rd.		2011-01-00224	429,920	0	429,920	-	429,920	Denied	Fair & Equitable
25	Balch, Monica Est. of/ Balch, James A. Exec.	03/13/12	176	South Main St	32/5/72	2011-01-00226	172,930	0	172,930	-	172,930	Denied	Fair & Equitable
26	Balch, Monica T. Est. of/ Balch, James A. Exec.	03/13/12	178	South Main St	32/5/73	2011-01-00225	5,940	0	5,940	-	5,940	Denied	Fair & Equitable
27	Balch, Monica T. Est. of/ Balch, James A. Exec.	03/13/12		South Main St	22/5/79A	2011-01-00228	576,980	0	576,980	(12,130)	564,850	Granted	Paying adjusted due to condition
28	Balch, Monica T. Trustee Residuary	03/13/12	248	South Main St	12/5/88	2011-01-00227	540,110	0	540,110	(16,830)	523,280	Granted	Paying adjusted due to condition
29	Balch, Monica T. Trustee Residuary	03/13/12	250	South Main St	12/5/89	2011-01-00228	144,551	0	144,551	-	144,551	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
30	Trust - James A. Balch	03/13/12	140	North Rd	124/24/14	2011-01-00331	393,745	0	393,745	-	393,745	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
31	Bass, Walter E., Sr.	03/07/12	142	North Rd	124/24/14	2011-01-00332	373,780	0	373,780	-	373,780	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
32	Bass, Walter E., Sr.	03/07/12	146	North Rd	124/24/14	2011-01-00333		0		-		Denied	
33	Bass, Walter E., Sr.	03/07/12											

Board of Assessment Appeals Decisions - Grand List of 10/1/2011 & Motor Vehicle Supplemental of 10/1/2010

#	Taxpayer Name	Hearing Date	St. #	Location or Description	M/B/L	List #	G L	Less Exemptns	Net G L	BAA Adj.	New Net	Decision	Change / Reason
34	Bass, Walter E., Sr.	03/07/12	154	North Rd	124/24/17	2011-01-00328	80,080	0	80,080	-	80,080	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
35	Bass, Walter E., Sr.	03/07/12	148	North Rd Rear	124/24/14	2011-01-00334	625,801	0	625,801	-	625,801	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
36	Bass, Walter E., Sr.	03/07/12	150	North Rd Rear	124/24/17	2011-01-00329	130,614	0	130,614	-	130,614	Denied	Fair & Equitable / In accordance with Legal Opinion, Board will not remove Penalty
37	Bercher, Sheryl dba Strategic Vision Alliance	03/05/12	110	Green Woods Ln		2011-02-40129	6,240	0	6,240	(6,240)	0	Granted	Report to Assessor
38	Bonelli, Joseph A Jr	03/10/12	27	Main St		2011-02-40148	17,410	0	17,410	(15,910)	1,500	Granted	Based upon Antique, Rare or Special Interest Motor Vehicle Applications filed w/BAA
39	Boroski, Robert C.	03/10/12		Scarlet Rd	44/21/27	2011-01-00547	23,430	0	23,430	(19,290)	4,140	Granted	21.0 A/c. Applied to PA 490 (Farm Land)
40	Buffalo LLC	03/07/12	34	Depp St	98/46/1	2011-01-00667	186,210	0	186,210	-	186,210	Denied	Fair & Equitable
41	Comway, Ryan dba Shamrock Motors LLC	03/05/12	188	South Main St		2011-02-40275	42,510	0	42,510	(27,410)	15,100	Granted	Per Declaration filed w/BAA
42	Danyl, John	03/10/12	45	Rye St		2011-02-40316	6,410	0	6,410	(5,910)	500	Granted	Based upon Antique, Rare or Special Interest Motor Vehicle Application filed w/BAA
43	DMD Realty Family Limited Partnership	03/07/12	16	Abraham George Lane		2011-01-01321	52,920	0	52,920	-	52,920	Denied	Fair & Equitable
44	DMD Realty Family Limited Partnership	03/07/12	17	Abraham George Lane		2011-01-01320	53,000	0	53,000	-	53,000	Denied	Fair & Equitable
45	DMD Realty Family Limited Partnership	03/07/12	7 & 8	Dempsey Road	46/29/2	2011-01-01319	246,630	0	246,630	(14,920)	231,710	Granted	Adj Class factor, CDU due to inspection
46	Ellington Energy Inc dba Preferred Energy	03/05/12		Various		2011-02-40387	4,160	0	4,160	(2,970)	1,190	Granted	Per Declaration filed w/BAA
47	Glancing Moments LLC	03/05/12	2	Matthew Lane		2011-02-40473	1,540	0	1,540	(1,540)	0	Granted	Business closed prior to 10/1/2011 - Proof Provided
48	Hallack, Shirley	03/13/12	2	Kreyszig Rd	135/43/47	2011-01-01976	65,740	0	65,740	-	65,740	Denied	No appearance by applicant at scheduled hearing.
49	Heaton, Thomas K & Marie L	03/10/12	80	Mourning Dove Trail	104/17/19	2011-01-02060	210,640	0	210,640	-	210,640	Denied	Fair & Equitable
50	Hussain, Nasser dba Nastech Services Inc	03/05/12	G22	Hill Pond Rd		2011-02-40548	4,160	0	4,160	(3,920)	240	Granted	Per Declaration filed w/BAA
51	J & Js Catering LLC	03/05/12	76	Abbe Rd		2011-02-40574	4,160	0	4,160	(3,920)	240	Granted	Per Declaration filed w/BAA
52	Jones, Rodney dba Accent Services	03/05/12	147	Windsorville Rd		2011-02-40586	4,160	0	4,160	(2,710)	1,450	Granted	Per Declaration filed w/BAA
53	L & M Motors	03/06/12	140	North Rd		2011-02-40634	11,090	190	10,900	(7,400)	3,500	Granted	Unreg Motor Vehicles valued based on condition
54	L A Trucking	03/06/12	199	Fairway Dr		2011-02-40635	3,950	0	3,950	(2,270)	1,680	Granted	Per Declaration filed w/BAA
55	Marklein, Anthony F. & Dorothy M., Trustees	03/07/12	160	Prospect Hill Rd		2011-01-02905	131,330	0	131,330	-	131,330	Denied	Fair & Equitable
56	Marklein, Anthony F. & Dorothy M., Trustees	03/07/12		Prospect Hill Rd	122/16/7-1	2011-01-02906	6,570	0	6,570	(1,770)	4,800	Granted	Adj value to reflect residual use to the main residential lot
57	Marquez, Michael	03/06/12	7	Cemetery Rd		2011-02-40710	113,750	0	113,750	(95,110)	18,640	Granted	Per Declaration filed w/BAA

Board of Assessment Appeals Decisions - Grand List of 10/1/2011 & Motor Vehicle Supplemental of 10/1/2010

#	Taxpayer Name	Hearing Date	St. #	Location or Description	M/B/L	List #	GL	Less Exmt'ns	Net GL	BAA Adj.	New Net	Decision	Change / Reason
58	Matteson, Dorothy M.	03/10/12	21	South Main St		2011-03-57017	2,150	0	2,150	(1,380)	770	Granted	Based upon condition as viewed by Board members
59	MJ/KH Property Services LLC	03/05/12	77	Reggie Way		2011-02-40758	1,690	0	1,690	(1,690)	0	Granted	Business in Berlin, CT prior to 10/1/2011
60	Morris, William J.	03/10/12	90	Windsorville Rd.		2011-02-40773	4,470	0	4,470	(2,400)	2,070	Granted	Based upon Antique, Rare or Special Interest Motor Vehicle Applications filed w/BAA
61	Northern Capital Region Disposal Facility Inc	03/15/12		Rye St	27/49/17C	2011-01-03415	73,900	0	73,900	(26,430)	47,370	Granted	86.5 Ac. Applied to PA 490 (Farm Land)
62	Northern Capital Region Disposal Facility Inc	03/15/12		Wapping Rd	27/65/31	2011-01-03417	106,380	0	106,380	(7,780)	98,600	Granted	34.92 Ac. Applied to PA 490 (Farm Land)
63	Orofio, Daniel J. & Marie	03/15/12	109	Scamie Rd	64/32/38B	2011-01-03494	736,180	0	736,180	(5,910)	730,270	Granted	18.67 Ac. Applied to PA 490 (Farm Land)
64	Pasco's Restaurant LLC	03/15/12	31	South Main St	28/19/95	2011-01-03597	731,698	0	731,698	(66,518)	665,180	Granted	Adj per current condition/utility
65	Podbielski Kazimierz/Kaz Trucking LLC	03/05/12	297	North Rd		2011-02-40909	20,790	0	20,790	(15,150)	5,640	Granted	Per Declaration filed w/BAA
66	Podbielski, Bogumila & Kazimierz	03/05/12	307	North Rd	9/29/7	2011-01-03742	356,060	0	356,060	(20,140)	335,920	Granted	Change to design & Sq Ft Living Area
67	Prospect Hill Properties Ltd Partnership	03/07/12	67	Prospect Hill Rd	92/14/7A	2011-01-03777	5,594,732	0	5,594,732		5,594,732	Denied	Fair & Equitable / In accordance with Legal Opinion. Board will not remove Penalty
68	Quality Automotive Inc	03/06/12	5	Stoughton Rd		2011-02-40929	16,740	0	16,740	(14,860)	1,880	Granted	Per Amended Declaration filed w/BAA
69	Reliable Recovery Services, LLC	03/06/12	297	North Rd		2011-02-40954	8,310	0	8,310	-	8,310	Denied	No appearance by applicant at scheduled hearing.
70	Sabonis, William P.	03/13/12	1	Melrose Rd.	132/25/7	2011-01-04050	144,540	0	144,540	(5,170)	139,370	Granted	Adj in accordance with Assessor's full inspection
71	Shustock, Andrew & Michael	03/05/12	61	Miller Rd		2011-02-41029	2,500	0	2,500	-	2,500	Denied	No appearance by applicant at scheduled hearing.
72	Shustock, Daniel	03/05/12	60	Miller Rd		2011-02-41030	2,500	0	2,500	-	2,500	Denied	No appearance by applicant at scheduled hearing.
73	Smigiel, Barbara A.	03/10/12	219	Melrose Rd.		2011-02-41043	820	0	820	-	820	Granted	Fair & Equitable
74	Somers Sanitation Inc.	03/06/12	11	Shoham Rd.		2011-02-41057	485,310	243,600	241,710	(95,300)	146,410	Granted	Per Amended Declaration filed w/BAA
75	Sweeney, Wilfred/Broad Brook Garage	03/06/12	129	Main St.		2011-02-41117	14,350	0	14,350	(9,480)	4,890	Granted	Per Declaration filed w/BAA
76	Tambo Flooring LLC	03/06/12	98	South Water St		2011-02-41134	8,310	0	8,310	-	8,310	Denied	Fair & Equitable
77	Thomas, Clifton E., Jr.	03/07/12	91	Plantation Rd	15/69/10-4	2011-01-04773	269,620	0	269,620	-	269,620	Denied	Fair & Equitable
78	Treman, Michael P. & Louise G.	03/10/12	257	Rye St	35/49/21-1	2011-01-04800	253,880	0	253,880	(2,340)	251,540	Granted	Based on Assessor's Full Inspection
79	TJM Group LLC	03/07/12		East Road	20/64/11	2011-01-04816	69,350	0	69,350	(59,040)	10,310	Granted	19.44 Ac. Applied to PA 490 (Farm Land)
80	Vaquero Farm	03/06/12	7	Cemetery Rd		2011-02-41195	140,130	0	140,130	(115,840)	24,290	Granted	Per Declaration filed w/BAA
81	Warren, Elizabeth	03/07/12		Miller Road		2011-01-05007	8,020	0	8,020	-	8,020	Denied	Fair & Equitable
82	Wooding, Lynn	03/07/12	21	Plantation Rd		2011-01-05155	153,120	0	153,120	-	153,120	Denied	Fair & Equitable
83	Yeomans, Dwight	03/05/12	174	East Rd.		2011-02-41261	32,110	130	31,980	(29,780)	2,200	Granted	Based upon Antique, Rare or Special Interest Motor Vehicle Applications filed w/BAA
84	Z & S Express LLC dba Kingsway Superstore	03/06/12	110	Main St		2011-02-41284	8,110	0	8,110	(450)	7,660	Granted	Per Declaration filed w/BAA