

BOARD OF ASSESSMENT APPEALS
MINUTES
MARCH 21, 2015
SALEM TOWN HALL, CONFERENCE ROOM 2

2015 APR -9 PM 1:44
Diane Woronik
RECEIVED
TOWN OF SALEM

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 9:00 AM by Robert Green.
Legal notice of meeting was read by R. Green.

The following is the list of appellants and appointment times:

9:00 AM Ken Teel 224 Norwich Rd Salem, CT 06420 860-859-3110
List Number: 1507

Ken Teel was sworn in by R. Green.
Appellant claim:

- Assessment on finished basement

The appellant presented pictures of the basement. It showed paint on the concrete walls. The picture on the street card is the wrong house.

An updated adjustment had been made from January 2015 (\$67473) to February (\$35348).

The appellant questioned the land assessment due to wetlands.

The Assessor will be contacted for clarification of the street card.

The Appellant will be notified by mail of the Board's decision.

9:15 AM Jack & Jean Scaduto 9 Harris Road Salem, CT 06420 860-859-3408
List Number: 180016

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

9:30 AM **C. Somalski** **100 Gungy Rd Salem, CT 06420** **860-287-5295**
List Number: 98
(out of order 9:15 AM)

C. Somalski was sworn in by R. Green.

Appellant claim:

- Finished basement

The appellant questioned the increase of assessment for a finished basement. A permit was issued in May/June 2014 timeframe; the work is not yet completed. The basement is approximately 1/3 finished.

The coding was changed on the street card for dwelling.

The Board will discuss the changes with the Assessor.

The Appellant will be notified by mail of the Board's decision.

9:45 AM **Christina Lynn** **10 Valley Rd Salem, CT 06420** **860-367-3863**
List Number: 1384
(out of order 9:30 AM)

Christina Lynn was sworn in by R. Green.

Appellant claim:

- Property taxes/wetlands

The appellant questioned if wetlands on her area would decrease the taxes.

The Board reviewed the street card and had questions concerning the percentage of a building lot that is needed to be designated wetlands and if wetlands effect the building lot assessment.

The Assessor will be contacted for clarification.

The Appellant will be notified by mail of the Board's decision.

10:00 AM **Robert & Alana Wassung** **308 Old Colchester Rd Salem, CT 06420** **860-985-2706**
List Number: 2261
(out of order 9:45 AM)

R. Wassung was sworn in by R. Green.

Appellant claim:

- Assessment finished basement and discrepancies on street card.

The appellant stated the basement is only partially finished and the finished area should be decreased. The street card has it listed as a 3 bedroom/3 bathroom; the appellant claims it is a 2 bedroom/1 bathroom residence.

The Board reviewed the property card and questioned the finished area in the basement. The Assessor will be asked to change the card if necessary.

The Appellant will be notified by mail of the Board's decision.

10:15 AM Nancy Dytko 270 Rattlesnake Ledge Rd. Salem, CT 06420 860-859-2771
List Number: 311
(out of order 10:00 AM)

Cheryl Philopena (representative for N. Dytko) was sworn in by R. Green
Appellant claim:

- Above ground pool

C. Philopena presented the Board with a letter from the appellant. The appellant stated the above ground pool was removed in the spring of 2014; it was not on the property as of October 1, 2014.

The Appellant will be notified by mail of the Board's decision

10:30 PM Joan Marks 12 East Lake Dr. Middletown, CT 06457 860-635-0058
List Number: 400442

J. Marks was sworn in by R. Green.

Appellant claim:

- Increased assessment of park model trailer.

The Board reviewed documents from the assessor. The exact model (1995Quailridge/Forest River Park Model 110) could not be found in the NADA.

The Board will research 1) find the model and 2) discuss the facts and research.

The Appellant will be notified by mail of the Board's decision.

10:45 AM Mark & Kimberly Dumschott 418 Mulberry St. Naugatuck, CT 06770 203-729-4697
List Number: 400838

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.

The Appellant will be notified by mail of the Board's decision.

11:00 AM Shawn Callaghan 83 River Rd, East Haddam, CT 06423 860-861-7217
List Number: 400693

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.

The Appellant will be notified by mail of the Board's decision.

NOTE: R. Green informed the Board on March 23, 2015 Shawn Callaghan will be rescheduled to Saturday March 28, 2015; 9:00 AM, Salem Town Hall.

11:15 AM Malin & Larry Cannon 5 Hillcrest Ave. Southwick, MA 10177 413-204-1232
List Number: 492064

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

11:30 AM Pat & Doug Fellows 43 Peach Farm Rd East Hampton, CT 06424 860-267-7984
List Number: 492161
(out of order 10:50 AM)

P. Fellows was sworn in by R. Green
Appellant claim:

- Assessment of camper

The appellant admitted the property declaration had not been submitted on time; a 25% penalty had been applied. The assessment (\$7,000) on the trailer was questioned. The NADA showed a value of \$9950.00. The Board discussed the possibility the camper was assessed wrong by the previous town.

The Appellant will be notified by mail of the Board's decision.

11:45 AM Raul Jimenez 168 Wakefield Circle East Hartford, CT 06118 860-595-9949
List Number: 43000

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

12:30 PM Joyce Schultz 400 Old Colchester Rd Salem, CT 06420 860-859-7547
List Number: 400673
Edwina Callahan List Number: 400644

J. Schultz and E. Callahan were sworn in by R. Green.
Appellant claim (J. Schultz):

- The assessment for SNA-Z-Spot Campground had been combined with J. Schultz personal property.

The Assessor's paper work was reviewed.
The Assessor's office combined 330 Old Colchester Road with 400 Old Colchester Road.

An amount of \$1,580 on the personal property was added by their office, E. Callahan did not know why.

After discussion and further review of the paperwork; the Board discussed there were three items that were not coded correctly on the personal property form.

The address needs to be changed for the business.

The Appellant will be notified by mail of the Board's decision.

12:45 PM **Lois Daly** **22 Old Barn Rd East Windsor, CT 06088** **860-370-9506**
List Number: 401024

L. Daly was sworn in by R. Green.

Appellant claim:

- Increase of assessment of camper

The increased assessment of the 1997 fifth wheel Carri-lite trailer was questioned by the appellant. Also, the value of the deck on the campsite was questioned.

The Board stated they needed to research from last year to this year with the Assessor.

The Appellant will be notified by mail of the Board's decision.

1:00 PM **Li Ping Chanaphay** **73C Horse Pond Rd, Salem, CT 06420** **860-859-9264**
List Number: 1698

Li Ping Chanaphay was sworn in by R. Green.

Appellant claim:

- Assessment too high for condo.

The appellant was informed by the Board no adjustment could be taken into consideration due to last year's appeal and adjustment. No action would be taken.

The Appellant will be notified by mail of the Board's decision.

1:15 PM **Li Ping Chanaphay** **73C Horse Pond Rd, Salem, CT 06420** **860-859-9264**
2004 Toyota Corolla

Appellant claim:

- Taxes too high on vehicle

There was not enough evidence to research the vehicle. No action will be taken.

The Appellant will be notified by mail of the Board's decision.

1:30 PM

Andrew Zeeman
List Number: 10001

38 Emerald Glen Rd Salem, CT 06420 860-213-1572

A. Zeeman was sworn in by R. Green
Appellant claim:

- Assessment of 2006 Dodge Ram 2500

The condition of the truck was noted: rust by back wheels, tailgate doesn't work, is used for a work truck.

The truck is a diesel and has 113,000 miles on it.

The Board used the NADA book for a rough category estimate (\$10125). The Assessor will be notified of the change.

The Appellant will be notified by mail of the Board's decision.

1:45 PM

Andrew Zeeman
List Number: 1889

38 Emerald Glen Rd Salem, CT 06420 860-213-1572

Appellant claim:

- Assessment of house.

The Appellant questioned the cathedral areas in the house, they are being assessed for square footage. This should reflect in a decrease of square footage for the house.

The unfinished basement area in the house should be decreased.

Comparables were submitted of houses in the area, the Appellant thinks the assessment should be lowered for the house.

A sunroom was questioned concerning the condition of the room.

The Board review documents and pictures of the questioned areas of the house.

The Board will have the square footage adjusted and possibly code of the grade of the residence.

The Board will review with the Assessor.

The Appellant will be notified by mail of the Board's decision.

M/S/C (Woronik/Abbetti) to adjourn the meeting at 2:20 PM.

Respectfully submitted,
Diane Weston
Recording Secretary