

MINUTES OF THE BOARD OF ASSESSMENT APPEALS MEETING, 4:00 PM, TUESDAY, MARCH 11, 2014,  
ROOM 111, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE, CT 06410

Order

Meeting was called to order at 4:03 PM

Present

Kathleen Held, Michael O'Brien, Laura DiCaprio

Discussion

Discussed and voted on previously heard appeals

Adjournment

Meeting was adjourned at 7:00 PM

Attest: \_\_\_\_\_

Kathleen Held

Secretary



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BOARD OF ASSESSMENT APPEALS MINUTES

TOWN OF Cheshire

DATE: 3/11/14

Called to order at (time) 4:03 pm by Kathy Held Chairman.

Members present: Michael O'Brien, Laura DeCaprio

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The minutes of the last meeting were read. A motion was made by Kathy Held and seconded by Michael O'Brien to accept the minutes as presented. Motion passed.

OLD AND NEW BUSINESS

APPEAL OF: Lauler, James & JoAnn ADJUSTMENT: (+/-)\$ 7,000

REASON: adjust to bring in line with complex

Members in favor: All

Members opposed: None

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APPEAL OF: Technical Excavation ADJUSTMENT: (+/-)\$ \_\_\_\_\_

REASON: No show

Members in favor: \_\_\_\_\_

Members opposed: \_\_\_\_\_

APPEAL OF: McKenney, James ADJUSTMENT: (+/-)\$ N/C

REASON: property in line with neighborhood

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Simmons, James & Betty ADJUSTMENT: (+/-)\$ -4,420

REASON: Adjust condition & remove 1 story bay

Members in favor: All

Members opposed: None

APPEAL OF: Zhang, Xiaoyan ADJUSTMENT: (+/-)\$ -1,030

REASON: high mileage

Members in favor: All

Members opposed: None

APPEAL OF: Zhang, Xiaoyan ADJUSTMENT: (+/-)\$ -6,390

REASON: adjust condition

Members in favor: All

Members opposed: None

APPEAL OF: Pitterman, Bernard ADJUSTMENT: (+/-)\$ -30,200

REASON: change grade factor

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Narayanan, Vishweshwara ADJUSTMENT: (+/-)\$ N/C

REASON: in line with neighborhood

Members in favor: All

Members opposed: None

APPEAL OF: Delott, Errol ADJUSTMENT: (+/-)\$ -10,180

REASON: adjust condition

Members in favor: All

Members opposed: None

APPEAL OF: Lupoli, Carl ADJUSTMENT: (+/-)\$ 5,090

REASON: adjust shed size, condition, remove deck

Members in favor: All

Members opposed: None

APPEAL OF: Agnese, Robert ADJUSTMENT: (+/-)\$ -11,590

REASON: put in line with neighborhood

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Romano, David ADJUSTMENT: (+/-)\$ -4,404

REASON: high mileage

Members in favor: All

Members opposed: None

APPEAL OF: Campbell, Glenn ADJUSTMENT: (+/-)\$ -880

REASON: adjust for condition

Members in favor: All

Members opposed: NONE

APPEAL OF: Landon, Carl ADJUSTMENT: (+/-)\$ -3,370

REASON: adjust deck measurements & delete fixture

Members in favor: All

Members opposed: None

APPEAL OF: Krystock, Paul ADJUSTMENT: (+/-)\$ -13,200

REASON: adjust condition

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Krystock, Paul ADJUSTMENT: (+/-)\$ -8,510

REASON: add topo factor

Members in favor: All

Members opposed: None

APPEAL OF: Sakonchick, Carolyn ADJUSTMENT: (+/-)\$ -9,730

REASON: add topo factor

Members in favor: All

Members opposed: None

APPEAL OF: Hawkins, Edward ADJUSTMENT: (+/-)\$ -18,600

REASON: add functional depreciation

Members in favor: All

Members opposed: None

APPEAL OF: Carew, Bruce ADJUSTMENT: (+/-)\$ N/C

REASON: in line with complex

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Giza, Robert ADJUSTMENT: (+/-)\$ N/C

REASON: value in line with rest of street

Members in favor: All

Members opposed: None

APPEAL OF: Liou, Jing ADJUSTMENT: (+/-)\$ -8,750

REASON: increase topo

Members in favor: All

Members opposed: None

APPEAL OF: Gladstone, Howard ADJUSTMENT: (+/-)\$ N/C

REASON: in line with complex

Members in favor: All

Members opposed: None

APPEAL OF: Thnicki, Raymond Jr. ADJUSTMENT: (+/-)\$ N/C

REASON: in line with neighborhood

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: Cash, Elvira ADJUSTMENT: (+/-)\$ no show

REASON: \_\_\_\_\_

Members in favor: \_\_\_\_\_

Members opposed: \_\_\_\_\_

APPEAL OF: Crown Enterprises Inc ADJUSTMENT: (+/-)\$ -40,500

REASON: considered analysis & sales

Members in favor: All

Members opposed: None

APPEAL OF: CT Postal Holdings LLC ADJUSTMENT: (+/-)\$ -98,660

REASON: considered sales & income approach values

Members in favor: All

Members opposed: None

APPEAL OF: Basita LLC ADJUSTMENT: (+/-)\$ -237,400

REASON: put in line with similar properties

Members in favor: All

Members opposed: None



CONTINUATION SHEET

APPEAL OF: Cariati Family LTD Partner ADJUSTMENT: (+/-)\$ N/C

REASON: in line with similar buildings

Members in favor: All

Members opposed: None

APPEAL OF: Cole Fusari LLC ADJUSTMENT: (+/-)\$ -86,570

REASON: put in line with similar buildings

Members in favor: All

Members opposed: None

APPEAL OF: Marshall Enterprises LLC ADJUSTMENT: (+/-)\$ N/C

REASON: in line with similar properties

Members in favor: All

Members opposed: None

APPEAL OF: James Fazzone Dev. ADJUSTMENT: (+/-)\$ 18,530

REASON: adjusted in relation to comparables

Members in favor: All

Members opposed: None

CONTINUATION SHEET

APPEAL OF: New Meditrust Co. LLC ADJUSTMENT: (+/-)\$ N/C

REASON: sales presented distressed properties

Members in favor: All

Members opposed: None

APPEAL OF: JRX Realty LLC ADJUSTMENT: (+/-)\$ 52,630

REASON: adjust condition of parcment

Members in favor: All

Members opposed: None

APPEAL OF: CTC Enterprises LLC ADJUSTMENT: (+/-)\$ 117,270

REASON: vacancy problems

Members in favor: All

Members opposed: None

APPEAL OF: Roxbury Development ADJUSTMENT: (+/-)\$ 32,190

REASON: adjusted due to functionality of basement

Members in favor: All

Members opposed: None