

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: Tuesday, November 27, 2007

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Sandra Leuder, and Attorney Dana Horton

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Ms. Sciarillo called the meeting to order at 1:45 pm.

PETITION #15 – Hicks, Gilbert Jr. – A/P 076/004- 12 Greenman Ave

Lot Size: 12,098 SF Assessed Value: Bldg: \$131,100 Land:\$131,800

Owner's Estimated Value: Listed Total Assmt. of \$241,668

- Owner claims taxes are too high, especially for older style home.**
- stated his neighbors have average increase of 37%**

**PETITION #10 Reels, Tammy & Rabren, Martha – A/P 072/002–148
Dunns Corners Rd.**

Represented by Attorney James Solis.

Lot Size: 806,183 SF Assessed Value: Bldg: \$300,000 Land: \$475,400

Owners' Estimate of Value- Land: \$250,000 Bldg: \$170,000 Total: \$420,000.

- their biggest issue was the value of the land – claimed 60-70% was wetland**

stated they would hire an engineer if needed

- location/configuration of dwellings and access to property make subdivision of land impossible**

- claims the “useable” land, subject to conditions mentioned above, calls for reduction of land to \$250,000**

- states the present condition of the buildings as poor, main house lived in but attorney wasn't sure of the other buildings use**

- physical depreciation of buildings doesn't justify Town's assessment- asks for reduction of buildings to \$170,000**

Board to visit this property before making their decision.

PETITION #19 – Hanley, Jeffrey T. & Jeffrey T. Jr. – A/P 048/053- 124 Oak St.

Jeffrey T. Hanley Jr. spoke on behalf of his father as well as himself.

**Lot Size: 146,362 SF Assessed Value: Bldg: \$695,700 Land: \$506,100
Owners' Estimate of Value: Bldg: \$575,000 Land: \$400,000 Total:
\$975,000**

- substantial increase in assessment even though no major improvements have been done on the property**
- provided appraisal done on 06/16/06**
- part of property is not useable....area by Gingers is all rock and not assessable/ part of property is bordered by railroad with a ROW**
- drainage problem on the property**

PETITION #13 – Perry, Harvey C. II – A/P 134/007- 52-58 Haversham Rd.

**Lot Size: 356,321 SF Assessed Value: Land Only \$73,600
Owners' Estimate of Value: \$16,000**

- Weekapaug Foundation has a conservation easement to property**
- owners of adjacent lot have a well on the property**
- assessment too high considering the above pre-existing encumbrances**

As mentioned, the Board will be making site visits as a continuation of this meeting.

After the hearing, the Board made decisions on the following

petitions:

PETITION #15 Hicks, Gilbert Jr. – A/P 076/004 – 12 Greenman Ave

Board voted unanimously No Change.

PETITION #13 Perry, Harvey C. II – A/P 134/007- 52-58 Haversham Rd.

Board voted unanimously to reduce assessment to \$63,800.

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting.

Respectfully submitted,

Marilyn Sciarillo

Chairperson