

***Board of Assessment Appeals***

***Minutes from Hearings***

***April 4, 2018; 6:00 P.M.***

***Lisbon Town Hall***

Hearings convened at 6:00 P.M. by Chairman Steve Beck with members Ron Babbitt and Kim Lang in attendance.

**First Hearing - 6:00 - Richard Bohara**

Chairman Beck swore in Mr. Bohara and then asked if he had any further information to share with the Board. Mr. Bohara shared that there was a manufacture recall on his camper and that it had sustained significant water damage.

**Second Hearing - 6:15 - Brian Hayes**

Chairman Beck swore in Mr. Hayes and then asked if he had any further information to share with the Board. He insisted that the law wasn't clear enough to actually make a ruling. After multiple tries members were able to ascertain when Mr. Hayes' property was parked in Ross Hill Campgrounds. Pre season, May, Jun, gone Jul, back in Aug, post season until mid-Oct.

**Third Hearing - 6:30 - David Wilcox**

Chairman Beck swore in Mr. Wilcox and then asked if he had any further information to share with the Board. He insisted that the law wasn't clear enough to actually make a ruling. He stated the dates his camper was parked at Ross Hill Campgrounds. Pre season, May, Jun, gone Jul, back in Aug, post season until mid-Oct.

**Fourth Hearing - 6:45 - Robert Kenyon**

Chairman Beck swore in Mr. Kenyon and then asked if he had any further information to share with the Board. He insisted that the CT law was clear enough to make ruling. He stated dates that his camper was parked at Ross Hill Campgrounds. Pre season, May, Jun, gone Jul, back in Aug, post season until mid-Oct.

**Fifth Hearing - 7:00 - Judy and Wayne Donaldson**

Chairman Beck swore in Mr. Donaldson and then asked if he had any further information to share with the Board. Mr. Donaldson questioned the rating of his home and spoke of repairs that it's need of. It was decided that the Town Assessor would make a visit for a walk through evaluation the next day April 5th and report back to the Board.

**Sixth Hearing - 7:15 - Tim Bialowas**

Chairman Beck swore in Mr. Bialowas and then asked if he had any further information to share with the Board. He shared with the Board the condition of his home and the ongoing construction.

Sixth Hearing - 7:15 - Carol Gagliardo

Chairman Beck swore in Ms. Gagliardo and then asked if she had any further information to share with the Board. Ms. Gagliardo shared an appraisal done by the Fannie mae Corporation and had multiple pictures for the Board to view.

Seventh Hearing - 7:30 - Old Stone Mill Foundation Trust

Chairman Beck swore in Mr. Christopher Glenney and then asked if he had any further information to share with the Board. Mr. Glenney shared his interpretation of the State law concerning the property. Most of the property is in a Non-profit Trust; however the house and 3 acres of land is rent and those proceeds go towards paying the mortgage.

Eighth Hearing - 7:45 - Howard MacFarlane

No one appeared to give further information

All Hearing concluded at 7:50 so the Board decided to deliberate until 9:00 P.M.

**Deliberations** started at 7:50 P. M. with Steve Beck, Ron Babbitt, Kim Lang, and Town Assessor Angel Johnstone present.

**Brian Hayes, David H. Wilcox, and Robert Kenyon** - The Board decided to deal with the 3 applications concerning 90 days use at a Lisbon Campground. It was discussed that all three applicants had been in Lisbon for 90+ days according to what we were told by each of them and the campground's owner. All were in Lisbon past Oct. 1st. So it was the decision of the Board - In accordance to CT State Statutes the personal property was in Lisbon for more than 90 days and after Oct. 1, 2017 so therefore the Appeal is denied for Brian Hayes, David H. Wilcox, and Robert Kenyon.

**Richard Bohara** - The Board had requested that Richard Bohara provide either pictures or documents of his situation so the Board tabled deliberations for his Appeal.

**Judy and Wayne Donaldson** - The Board listened to the findings of the walk through visit done by Town Assessor Angel Johnstone. After listening to her findings the Board's decision was to change the property's Grade from an A+ to an A- and the Depreciation Code from an A to an F adding the sketch changes the new assessment is \$415,000.

**First Light Hydro Generating Co.** - After much discussion and consulting Angel Johnstone, The Board agreed to change the Lisbon listing of the acreage; giving the full 6 acres a 10% condition factor changing the assessed land value from \$11,250 to \$7,880 bringing the total assessment to \$95,400.

**Old Stone Mill Foundation Trust** - To assist the The Board in their decision Angel read a portion of the State statute 12-88 that read "rented property shall not be exempt" so The Board unanimously voted to deny this Appeal.

**Carol Gagliardo** - The Appellant provided The Board with an appraisal done January 7, 2017 by the Fannie Mae Corporation. After a short discussion it was decided to change the appraised value of the property from \$370,600 to \$337,500.

**Howard MacFarlane** - Mr. McFarlane provided a Bill of Sales from Hi-Way Campers, Inc. for his camper. After reviewing this The Board decided change the assessed value from \$20,680 to \$8,600.

The Board reviewed -

The following Applicants were denied hearing due to the following reasons:

- Edwin G. Child - improper filing
- Jeanne LaFave - complaint is based on the 2016 Grand List
- Wal-Mart - commercial property with an appraisal that exceeds one million dollars
- Lisbon Landing - commercial property with an appraisal that exceed one million dollars.

With all the Appeals deliberated on, that concluded The Boards work and the Deliberations were ended at 8:55 P.M.

Respectfully Submitted by,

*Kimberly Lang*

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CT ON 04/09/2018 AT 1:50pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK

*Laurie Tirocchi* Attest