

## ***Board of Assessment Appeals***

Thursday March 12, 2019 at 6:00 P.M.

Lisbon Town Hall

- I. Steve Beck called the meeting to order at 6:07 P.M. with Kim Lang and Susan Hull present.
- II. With no copies of the September meeting available the Board continued with the Agenda. correspondence to review.
- III. There no correspondence to review.
- IV. Election of officers

Kim Lang nominated Steve Beck for Chairman; Susan Hull seconded. Steve Beck was voted in as Chairman.

Steve Beck nominated Kim Lang as Secretary; Susan Hull seconded. Kim Lang was voted in as Secretary.

- V. Other Business – Steve Beck suggested that when making the 2021 calendar to move the meeting a week earlier in the month so that hearing need to be held there is ample time to conduct those before the April 1<sup>st</sup> deadline.
- VI. Appeals

6:15 – Randy Pawlikowski, 264 Paper Mill Road Lisbon, CT

Mr. Pawlikowski presented his case to the Board. He explained that after purchasing the property approximately 33 acres was placed into Forest land status, the property has streams and stonewalls on it and about a half mile of road frontage. The property is comprised of mostly woodlands with a few open fields. Mr. Pawlikowski shared maps and drawings of the property. With no further questions from the Board the Hearing was closed.

6:30 – Dennis Johnson, 240 Paper Mill Road Lisbon, CT

Mr. Johnson presented his case to the Board. He shared that he purchased the property at auction for \$23,400 that there is approximately 6.98 acres. There is a parking area own by another entity that intrudes into the parcel. He shared drawings and maps to show this. He also shared pictures to show what he felt was a significant/severe drop of

25 to 45 feet on the backside of the property. With no further questions from the Board the Hearing was closed.

Deliberations commenced after the final Hearing.

- Mr. Randall Pawlikowski – The Board discussed the significant amount of the parcel has been placed in Forest Land and given a sizable discount already. The value of the 33.760 acres without that Forest Land deduction is \$157,400; however, with the Forest Land deduction it is valued at \$56,770 over a \$100,000 discount for the taxpayer. Citing this the Board determined their decision as:

***Full value without the Forestland is valued at \$157,400; with 33.76 acres under forestland the assessed value is \$56,770. The Board of Assessment Appeals feels that this is fair.***

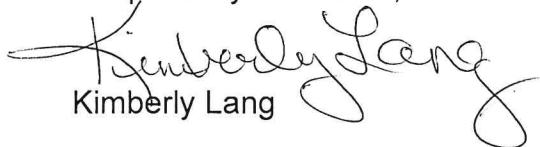
- Mr. Dennis Johnson – The Board discussed the comps provided by Mr. Johnson, discussed the previous use of the land and possible commercial contamination and the areas low volume of traffic. Citing these areas of concern the Board determined their decision as:

***The Board of Assessment Appeals has decided to reduce the value of this commercial property by 25%. The decision was based on the possible contamination; low traffic area; and comps provided by the owner.***

VII. Adjournment

Kim Lang motioned to adjourn at 7:50 P.M. Steve Beck seconded, and the motion carried.

Respectfully submitted,

  
Kimberly Lang

RECEIVED FOR RECORD AT LISBON  
CT ON 03/16/2020 AT 12:40 pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
