

BOARD OF ASSESSMENT APPEALS MEETING

SATURDAY, MARCH 14, 2015

MINUTES

Acting Chairman James Wood called the meeting to order at 10:27 a.m. Present were James Wood and George Roebelen. Chairman Christopher Burke arrived at 10:33 a.m.

Joy Burke, PO Box 825 Suffield, CT 06078. Re: Property at 1073 Mapleton Avenue, Suffield, CT 06078.

Ms. Burke was duly sworn in and was represented by Attorney Scott Lingenfelter. Mr. Lingenfelter noted that the Town card had errors regarding the property. There were 7 total rooms stated but there are actually only 6; there are 4 bedrooms listed but there are actually only 3; 3 fireplaces are indicated but only 2 are operable. Mr. Lingenfelter submitted a property appraisal as of October 1, 2014 which valued the property at \$238,000. After a brief discussion Mr. Wood said the Board would take the matter under advisement and will return a decision at a later time.

Christopher Burke arrived at 10:33 a.m. and took over as Chairman.

Yuqi Gu & Wenjuan Yuan, 1071 River Blvd, Suffield, CT 06078. Re: Property at 90 Brookside Drive, Suffield, CT 06078.

Attorney Scott Lingenfelter represented the appellants and said the assessment was high. Mr. Lingenfelter provided a property appraisal as of October 1, 2014 which valued the property at \$440,000. After a brief discussion, Chairman Burke suggested that the Assessor be consulted to see the impact of changing the grade of the home on the appraisal due to the condition of the property.

Elizabeth Minich 301 Hickory Street, Suffield CT 06078. After being duly sworn in, Ms. Minich stated that the assessment is high due to the land being mostly wetlands. She provided a map showing the wetlands on the property. Chairman Burke suggested that Ms. Minich contact the Assessor to categorize the land as PA-490 since it is being hayed. After a brief discussion, Chairman Burke made motion seconded by Mr. Roebelen to adjust the C-factor on the excess land from 1.0 to .2 reducing the land appraised value from \$184,100 to \$105,700. **REASON:** Based on new information. **Vote 3-0 in favor.**

Unfinished Business: Decisions re: Saturday, March 14, 2015

Joy Burke, PO Box 825 Suffield, CT 06078. Re: Property at 1073 Mapleton Avenue, Suffield, CT 06078.

Chairman Burke excused himself from this discussion due to a conflict and Mr. Roebelen acted as Chairman. After a brief discussion, Mr. Roebelen made a motion seconded by Mr. Wood to factually correct the Town card and adjust the appraised value to \$240,000. **REASON:** Based on new information. **Vote 2-0 in favor.**

Chairman Burke returned at this time.

Continued Deliberation re: Thursday, March 12, 2015.

James L & Patricia Sasanecki of 160 Oak Street Glastobury, CT 06033 Re: Property at 3035 Phelps Road, West Suffield, CT 06093. Chairman Burke provided some additional information regarding the

property. He suggested that he would consult with the Assessor to determine the impact of reducing the grade of the home from excellent due to the condition of the property.

The members agreed to hold a special meeting on Wednesday, March 18 at 10:00 a.m. to make decisions on the two outstanding hearings.

There being no further business to come before this meeting, a motion was made by Chairman Burke and seconded by Mr. Roebelen to adjourn the meeting. **Vote 3-0 in favor.** The meeting was adjourned at 11:18 a.m.

Next Meeting is Wednesday, March 18, 2015 at 10:00 a.m.

Respectfully Submitted,
Lisa Trase
Recording Secretary