

**Board of Assessment Appeals**  
**Saturday, March 14, 2015 Meeting – 9:00 a.m.**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Minutes

**UNAPPROVED**

Members Present: Santo Franzo, Michael Hamilton, Richard Napolitano

Staff present: Board Clerk Linda McDonald

Others Present: Elizabeth Harrison, Gene Kasica, Robert Senkbeil, Roberto Sartori, Kenneth Church

Call to Order: The meeting began at 9:03 a.m.

New Business:

1. Personal Property Appeal of Michael Harrison, Northcoast Construction, 20 Brendi Trail, Columbia, CT:

Elizabeth Harrison representing Michael Harrison of Northcoast Construction said her husband worked in the business until August 2014 but was only paid until June 2014. The last sales tax return was filed in January 2015 which showed that the business closed on July 7, 2014.

The Board entered into Executive Session at 10:17 a.m. to deliberate the personal property appeal of Michael Harrison, Northcoast Construction, 20 Brendi Trail, Columbia, CT. The Board exited Executive Session at 10:20 a.m.

The unanimous decision of the Board was that the appellant presented sufficient evidence that the business was closed prior to October 1, 2014 and reduced the personal property tax assessment on the business to zero dollars.

2. Real Estate Appeal of Gene Kasica for property at 213 Millstream Road, Columbia, CT:

Gene Kasica distributed materials pertaining to his appeal and said the property is being assessed at full appraised value when the house is not completed. He stated that he asked the Town's Attorney to send a neutral party to come in to view the property because of his friction with the Tax Assessor, but the one suggested did not meet his approval so no site visit was performed. He said the house is no more than 50% completed.

The Board entered into Executive Session at 10:22 a.m. to deliberate the real estate appeal of Gene Kasica for property at 213 Millstream Road, Columbia, CT and exited at 10:25 a.m.

The unanimous decision of the Board was to deny the real estate appeal of Gene Kasica for property at 213 Millstream Road, Columbia, CT as the appellant did not submit evidence for his appeal.

3. Property Tax Appeal of Kevin McGrath for property at 34 Hennequin Road, Columbia, CT:

Per request of the Board, the Tax Assessor provided the property card for this property. The appointment for this appeal was scheduled for 9:30 a.m. As of 10:45 a.m., the appellant had not shown.

Based on lack of evidence and that the appellant did not appear, the unanimous decision of the Board was to deny the property tax appeal of Kevin McGrath for property at 34 Hennequin Road, Columbia, CT

4. Motor Vehicle Appeal of Robert Senkbeil for 2008 Chevy C1500 Silverado pickup truck:

Robert Senkbeil said the State de-valued the vehicle to \$9,350.00 upon his claim regarding estimated repairs needed for the vehicle and refunded sales and use tax to him because it is valued less than the original Kelly Blue Book value. He said the vehicle has 148,000 miles and he has made only essential repairs to make it road worthy. There are still things wrong with it. He submitted into the record the vehicle repair estimates.

The Board recessed to the parking lot at 9:30 a.m. to view the vehicle. The meeting resumed at 9:35 a.m.

R. Senkbeil believes the truck is worth \$3,000.00. The Town net values the truck at \$8,790. S. Franzo said the Board has to use N.A.D.A. book to determine the value of the vehicle but there is some leeway in the book on determining value based on high mileage and the condition of the vehicle.

The Board entered Executive Session at 9:40 a.m. to deliberate on the motor vehicle appeal of Robert Senkbeil for the 2008 Chevy C1500 Silverado pickup truck. The Board exited Executive Session at 9:49 a.m.

The Board re-entered Executive Session at 10:07 a.m. to deliberate on the motor vehicle appeal of Robert Senkbeil for the 2008 Chevy C1500 Silverado pickup truck. The Board exited Executive Session at 10:13 a.m.

Taking into consideration the high mileage and condition of the vehicle, the unanimous decision of the Board was to reduce the value of the 2008 Chevy C1500 Silverado pickup truck belonging to R. Senkbeil to \$4,315.00.

5. Real Estate Appeal of Roberto Sartori for property at 24 Doubleday Road, Columbia, CT:

M. Hamilton recused himself from hearing this appeal as he performed the appraisal on this property and left the room.

Roberto Sartori said he purchased the property in February 2013 at auction for \$120,000.00 and claimed the entire house is in poor condition and needs an entire renovation, interior and exterior. The property was appraised by M. Hamilton at \$210,000.00 but the appraisal is not retrospective of the 2011 Grand List sales dates. The Town has appraised the property at \$254,500.00. R. Sartori stated he is comfortable with the \$210,000.00 appraisal by M. Hamilton. The Board will view this property at the conclusion of all other business on the agenda.

The meeting was recessed to 24 Doubleday Road at 10:47 a.m. for the purpose of viewing the property of Roberto Sartori.

S. Franzo and R. Napolitano returned to the meeting at 11:23 a.m. and entered into Executive Session at 10:24 a.m. to deliberate the real estate appeal of Roberto Sartori for property at 24 Doubleday Road, Columbia, CT. They exited Executive Session at 11:29 a.m.

S. Franzo stated for the record that the Board just visited this property and found the property to be in extremely poor condition with mold present and minimal renovations done to the kitchen. The unanimous decision of the Board was to reduce the total assessed value to \$150,000.00.

6. Motor Vehicle Appeal of Ronald Tasker for 1995 Nissan Maxima:

R. Tasker was scheduled to appear at 10:15 a.m. As of 10:46 a.m. he had not shown.

Based on lack of evidence and that the appellant did not appear, the unanimous decision of the Board was to deny the motor vehicle appeal of Ronald Tasker for the 1995 Nissan Maxima.

7. Personal Property Appeal of Kenneth Church, 93 West Street, Columbia, CT:

Kenneth Church said none of these vehicles are currently working and have high mileage. He feels he is being penalized for being honest. The Board extended to K. Church the opportunity to come back to submit evidence to support his appeal and the appellant declined.

The Board entered Executive Session 10:35 a.m. to deliberate the personal property appeal of Kenneth Church, 93 West Street, Columbia, CT and exited the session at 10:38 a.m.

Based on lack of evidence submitted, the unanimous decision of the Board was to deny the personal property appeal of Kenneth Church, 93 West Street, Columbia, CT.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted by Linda H. McDonald

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.