

TOWN OF COLUMBIA
BOARD OF ASSESSMENT APPEALS
Adella G. Urban Administrative Offices
323 Route 87, Columbia, CT
Wednesday, March 13, 2024 Regular Meeting – 7:00 p.m.

Meeting MINUTES

Members Present: Millie Ramsey, Keith Peck

Members Excused: Tom Pierro

Staff Present: Mary Kay Hyman, Board Clerk

Others Present: William Monigan, Paul Caines, Mohammed Kaurejo, Brittany Robert, Laura Tarkowski

1. Call to Order: M. Ramsey called the meeting to order at 7:02 pm.

2. Roll Call: Done

3. Additions/Changes to Agenda: None

4. Elections of Officers:

K. Peck **Nominated** and **Elected** M. Ramsey for Chairperson, M. Ramsey **Seconded**; **Motion Carried 2:0:0**

5. Approval of Minutes

5.1 Approval of September 13, 2023 Regular Meeting Minutes

5.2 Approval of September 20, 2023 Special Meeting Minutes

M. Ramsey **MOTIONED** to **TABLE** Approval of the September 13, 2023 Regular Meeting Minutes and the September 20, 2023 Special Meeting Minutes until the September 11, 2024 Meeting; K. Peck **SECONDED**; **MOTION CARRIED 2:0:0**.

The Approval of Minutes was tabled due to the fact K. Peck was not a Member at the time of the meetings and therefore cannot approve them. Members T. Pierro and M. Ramsey will both need to be present for approval.

6. Appeal Hearings

M. Ramsey recited the oath, and all replied yes.

6.1 Motor Vehicle Appeal of William D. Monigan

W. Monigan presented the Bill of Sale from the DMV with an amount of \$2000.00. He stated the vehicle has 270,000 miles and both the transmission and muffler are failing.

M. Ramsey calculated the new assessed value based on the Fair Market Value and adjusted based on mileage and condition.

K. Peck **MOTIONED** to **APPROVE** the Motor Vehicle Appeal of William Monigan and reduce the current value of his 2012 Jeep Liberty located at 299 Route 87 to \$2,000.00 based on mileage and condition. M. Ramsey **SECONDED; MOTION CARRIED 2:0:0.**

Appellant presented Bill of Sale from the DMV to the Board.

W. Monigan asked what the adjustment would be for the prior year. M. Ramsey explained this hearing is only for current year appeals based on State statutes.

6.2 Real Estate Appeal of Moon Beam LLC.

M. Kaurejo of Moon Beam LLC. asked for relief from the Town as they are currently paying all expenses out of pocket. M. Ramsey asked if the property had been on the market for 5 months. M. Kaurejo stated the property has been on the market for 5 years. He stated the the property was on the market with the the first agency before the current agency listing of 5 months. He stated that he feels the value is \$150,000.00. M. Ramsey asked if there were any renovations or updates. M. Kaurejo stated the air conditioning units were replaced and there were driveway repairs made as well as minor kitchen updates.

K. Peck stated that the market does dictate the \$150,000.00 value and he would agree with this new assessment.

K. Peck **MOTIONED** to **APPROVE** the Real Estate Appeal of M. Kaurejo and Reduce the value of 156 Route 66E to \$150,000.00 based on current market value. M. Ramsey **SECONDED; MOTION CARRIED 2:0:0.**

No additional documents were provided.

6.3 Real Estate Appeal of American Tower Corporation

P. Caines, representing American Tower Corporation, stated there are currently 3 tenants on the cell tower located at 330 Route 66 not 4. The appellant shared previously supplied documentation supporting this information.

M. Ramsey and K. Peck agreed that there are only 3 tenants at this location and reduced the value.

K. Peck **MOTIONED** to **APPROVE** the Real Estate Appeal of American Tower Corporation and Reduce the value of the cell tower at 330 Route 66 to \$810,000.00 based on a correction of 3 tenants vs 4. M. Ramsey **SECONDED; MOTION CARRIED 2:0:0.**

No additional documents were provided.

6.4 Personal Property Appeal of Brittany Robert

B. Robert stated she did not know why she was asked to attend the meeting.

M. Ramsey explained it was for not filing Personal Property for the Detailed Cleaning Solutions Business.

B. Robert explained she moved out of town and said she completed the 2023 Declaration of Personal Property with her change of address and therefore thought she was all set.

M. Ramsey confirmed that B. Robert has moved the business out of the Town of Columbia. M. Ramsey and K. Peck agreed the file will be closed and the penalty waived.

K. Peck **MOTIONED** to **APPROVE** the Personal Property Appeal of Brittany Roberts Detailed Cleaning Solutions Business, formally located at 6 Strickland Road, and Closed the file, Waiving the Penalty Fee based on a relocation outside the Town of Columbia. M. Ramsey **SECONDED; MOTION CARRIED 2:0:0.**

No additional documents were provided.

6.5 Motor Vehicle Appeal of Keith and Laura Tarkowski

M. Ramsey requested that the Appellant provide an estimated value, which was missing from the original Application.

L. Tarkowski provided an estimated value, as well as proof of registration cancellation.

M. Ramsey calculated the new assessed value based on the Fair Market Value minus the mileage which puts the value in the negative.

K. Peck suggested a value of \$100, based on junk value. L. Tarkowski stated she had proof that the junk value was \$250.00. K. Peck stated the Board will discount that to \$100.00. M. Ramsey agreed to set the new assessed value at \$100.00.

K. Peck **MOTIONED** to **APPROVE** the Motor Vehicle Appeal of L. Tarkowski and Reduce the value of the 2003 Dodge RAM located at 325 Route 66 to \$100.00 based on junk value. M. Ramsey **SECONDED; MOTION CARRIED 2:0:0.**

Appellant presented Proof of Registration Cancellation to the Board.

7. Set Possible Special March Date for Appeal Decisions:

No March Date needed for Appeal Decisions.

M. Ramsey asked M. Hyman to confirm the next meeting scheduled for 2024.

M. Hyman confirmed the next BAA meeting is scheduled for Wednesday, September 11, 2024.

8. Adjournment:

K. Peck **MOVED** to **ADJOURN** the meeting at 7:49 PM; M. Ramsey **SECONDED; MOTION CARRIED 2:0:0**