

TOWN OF COLUMBIA
BOARD OF ASSESSMENT APPEALS
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Thursday, March 13, 2020 - 9:00 A.M.
SPECIAL MEETING MINUTES

1. **Call to Order:** Linda McDonald called the meeting to order at 9:00 a.m.
2. **Members Present:** Chairman Linda McDonald, Steve Postemsky, Vice Chairman, Mike Hamilton
Members Excused: None
Staff Present: Flo Polek, Board Clerk
Others Present: Suzanne Tetreault, one other person

3. **Approval of Minutes**

3.1 **March 5, 2020 Regular Meeting Minutes**

S. Postemsky **MOVED** to **APPROVE** the meeting minutes of 03/5/2020 as presented; M. Hamilton **SECONDED**; **MOTION CARRIED 3:0:0.**

4. **Appeal Hearing - Real Estate Appeal of Suzanne Tetreault for 158 & 158A Route 6**

S. Tetreault presented her case to reduce the assessment at 158 & 158A Route 6.

M. Hamilton explained that the appraisal is based on the market, not just improvements.

L. McDonald stated that there would be another re-evaluation in 2021. S. Postemsky stated that the lookback period is the prior year.

5. **Board Discussion/Decisions for Appeals heard on March 5, 2020, and March 13, 2020**

5.a Real Estate Appeal of Suzanne Tetreault:

Board discussion followed on the lack of evidence from the appellant to support a reduction in property value.

L. McDonald **MOVED** to **DENY** the reduction of real estate appeal of Suzanne Tetreault at 158 & 158A Route 6 and keep the 2019 appraised value at \$259,785, as the appellant did not submit documentation to support a reduction in the property value; S. Postemsky **SECONDED**; **MOTION CARRIED 3:0:0.**

5.b Personal Property Appeal of John Naumec:

Board discussion followed. John Naumec appeared before the BAA on 3/5/2020 to appeal the personal property values of his unregistered vehicles on his property at 149 Route 6, Columbia, CT. His application submitted only described the unregistered 4 door Cadillac sedan so the board can only consider what is on the application. His estimate of value for the vehicle on his application was \$500.00. Mr. Naumec submitted photos of his unregistered cars into the record at the meeting on 3/5/2020.

L. McDonald **MOVED** to keep the 2019 assessment year value of the personal property of the four-door Cadillac Sedan located at 149 Route 6, Columbia, CT at \$400.00 as assigned by the Assessor

and no change to the 25% penalty applied as the appellant did not provide information to substantiate a personal property assessment reduction; S. Postemsky **SECONDED; MOTION CARRIED 3:0:0.**

5.c Real Estate Appeal of Paul Kordonowy:

Discussion followed on a sales comparison approach appraisal of the property dated 2/17/2020 for \$520,000.00 submitted by the appellant at the 3/5/2020 meeting.

L. McDonald quoted from the Board of Assessment Appeals Handbook revised edition 2017:

“Because a property appeal must be a historical look back at market data, current appraisals, sales transactions, and economic conditions occurring after the revaluation date should be given little or no weight in the appeal process. This is especially true for appeals that occur long after the revaluation date. The BAA should give proper care to ensure that all value reviews are held to the same standards and criteria established during the revaluation to maintain the integrity and equity of the tax base – otherwise the tax burden gets shifted to other property owners unfairly.”

Board discussion continued.

L. McDonald **MOVED** to **DENY** the appeal of Paul Kordonowy for a real estate appeal for property at 108 Hunt Road and keep the 2019 assessment year appraised value at \$572,075, as documentation submitted by the appellant did not support a reduction in the property value; S. Postemsky **SECONDED; MOTION CARRIED 3:0:0.**

5.d Real Estate Appeal of AB Development LLC:

M. Hamilton reported he viewed the property with the appellant’s representative, Dennis Botticello, the day before.

The board invited the Assessor to join the meeting at 10:02 a.m. For the record, L. McDonald said the Assessor was present to answer informational questions from the Board and not to be involved at all in the board’s decision-making process. Deliberations continued after the Assessor left the room at 10:05 a.m.

M. Hamilton **MOVED** to **REDUCE** the estimated value of the building at 298 Route 66 S owned by AB Development LLC by 30% due to lack of finish and inhabitable; L. McDonald **MOVED** to **AMEND** the motion to include the appraised value of the dwelling reduced to \$346,220; S. Postemsky **SECONDED; MOTION CARRIED 3:0:0.**

6. Adjournment:

L. McDonald **MOVED** to **ADJOURN**; S. Postemsky **SECONDED. MOTION CARRIED 3:0:0.**
The meeting **ADJOURNED** at 10:14 a.m.

Respectfully submitted by Flo Polek, Board Clerk,
Please see the minutes of subsequent meetings for approvals and/or corrections hereto.