

TOWN OF BARKHAMSTED

BOARD OF ASSESSMENT APPEALS

67 Ripley Hill Road
Barkhamsted, CT 06063

MINUTES

DATE: April 23, 2014 ASSESSMENT APPEALS HEARINGS

Members Present:

- Brainard, R.
- Walker, P
- Warren, J

Alternates Present:

- Blackburn, S
- Kaczynski, J

Seated:

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-

Others:

MINUTES:

The meeting was called to order at 7:06

HEARINGS:

Stewart’s Auto Parts, Inc., Gary J. Stewart, Owner and Appellant, represented by Shannon Stewart, Agent. The appeal is from the Assessor’s estimates of market and assessed values of two vehicles deemed to be personal property. Mr. Stewart presented evidence of comparables for the 2007 International car hauler and evidence of the inoperable condition of the 1998 International car hauler.

Steven Clark, Appellant, self-represented. Mr. Clark appealed from the Assessor’s estimate of market and assessed values for land located at 20 Cedar Lane. Mr. Clark presented evidence that the lot, deemed a building lot, is non-buildable due to site conditions.

Douglas Sterbenz, Appellant, self-represented. Mr. Sterbenz appealed from the Assessor's estimates of market and assessed values for real property and improvements thereon located at 496 East Hartland Road. Mr. Sterbenz presented evidence of severe deterioration in the building exterior and interior conditions resulting from roof leaks.

Hitchcock Properties, LLC, Appellant, represented by Ron Coleman, Owner. Mr. Coleman appealed from the Assessor's estimates of market and assessed values for real property with improvements thereon located at 2 School Street. Mr. Coleman presented evidence of limitations on development potential and uses of the property due to site and structural conditions. Mr. Coleman presented a two-year profit and loss statement covering, as requested previously by the Board on April 17, 2014.

DECISIONS:

Stewart's Auto Parts, Inc., After review of Appellant's evidence, on motion of Brainard, seconded by Warren, the Board reduced the estimate of appraised market value of the 1998 International car hauler to \$7,142 and reduced the assessment to \$5,000. On motion of Brainard, seconded by Warren, the Board reduced the estimate of market value of the 2007 International car hauler to \$35,000 and the assessed value to \$24,500.

Steven Clark: After review of Appellant's evidence, on motion of Brainard, seconded by Warren, the Board reduced the estimate of appraised market value of the land to \$28,000, made no change to the assessed valued value of the outbuildings. By the same motion, the Board reduced the assessed value of the land to \$21,700.

Douglas F. Sterbenz: After review of Appellant's evidence, the Board, on motion of Brainard, second by Warren, made no adjustment in the appraised or assessed values.

Hitchcock Properties, LLC: After review of Appellant's evidence, the Board, on motion of Brainard, second by Warren, reduced the appraised building value to \$392,302 and the assessed value to \$274,612.

ADJOURNMENT:

On motion of Brainard, second by Warren, the Board adjourned at 10:42 PM

RESPECTFULLY SUBMITTED,

Philip N. Walker, Chairman

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