

TOWN OF BARKHAMSTED

BOARD OF ASSESSMENT APPEALS

67 Ripley Hill Road  
Barkhamsted, CT 06063

APPEALS HEARINGS & SPECIAL MEETING  
MINUTES

DATE: April 16, 2015

Members Present:

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

Alternates Present:

- Blackburn, S
- Kaczynski, J

Seated:

- 
- 

Others:

See minute entries for each appeal, below.

MINUTES:

1. Meeting called to order at 7:123 PM

2. Appeal Hearing: LAVIERI, JOHN P., 24 Dew Road; Appeal from real property assessment (Assessor’s correction of roof line code).

Appearing: John P. Lavieri Owner

Mr. Lavieri questioned the Assessor’s correction of the field card code for roof line from “shed” to “salt box.”

Exhibits:

Appeal, with attachments (written questions; field card copy)

Field card copy, as corrected.

3. Appeal Hearing: LINDEN, DENISE M., 14 Bridle Drive; appeal from assessment of real property.

Appearing: Denise M. Linden

Mrs. Linden presented evidence by her testimony and photographs of a proportion of her property subject to a right-of-way in favor of the Town, and the uses thereof by an abutting property owner and the condition thereof.

Exhibits:

Copy, Real Estate Tax Bill, 2014

Photographs (3), represented as views of the right-of-way

Letter, January 7, 2015, from Barbara Berkowitz to Appellant

Land Appraisal Report, Calciano & Stern Appraisal Associates, Inc.

Aerial photograph, property location

Copies, reference maps, location of subject and adjoining properties.

4. LIGHTSTAT, INC. (Continued from April 14, 2015 for submission of records of ownership of vehicles subject of assessment).

Appearing: No one.

Exhibits:

Bills of sale for tractors and vehicles.

4. No other appellants appeared.

5. Adjournment: hearings adjourned at 8:30 PM for the Board to act on the foregoing appeals.

6. Decisions:

A. LAVIERI, JOHN P. Mr. Lavieri accepted the explanation that the increase is assessment resulted from correction of a roof line code that is part of a town-wide coding system. The Board made no change in the corrected assessment.

B. LINDEN, DENISE M. The Board reduced the assessment on .45 acre of 1.05 acre in recognition of the use limitations imposed by the right-of-way and by the conditions created by an abutter's uses and modification of the area subject of the right-of-way. The Board, on motion of Warren and second of Brainard, voted to adjust the assessment of the 1.05 acre as follows: .60 acre at a unit price of \$4,000 with a C. Factor of 1.00, and .45 acre of the 1.05 acre at a unit price of \$4,000 with a C. Factor of .8

C. LIGHTSTAT, INC.: The Board reviewed the bills of sale submitted and found that they did not show transfers of ownership or other disposal of the subject vehicles from Appellant during the years subject to audit. The Board made no change in the audit findings.

D. No other appellants appeared for hearing.

8. Adjournment: On motion by Brainard, second by Warren, the Board adjourned at 9:26 P.M.

Respectfully Submitted,

---

Philip N. Walker, Chairman

DRAFT