

**TOWN OF BARKHAMSTED**

**BOARD OF ASSESSMENT APPEALS**

**67 Ripley Hill Road  
Barkhamsted, CT 06063**

**APPEALS HEARINGS  
MINUTES**

DATE: April 5, 2016

Members Present:

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

Alternates Present:

- Blackburn, S
- Kaczynski, J

Seated:

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Others:

See minute entries for each appeal below.

MINUTES:

1. Meeting called to order at 7:20 PM
2. Appeal Hearing: James Hart, 90 Park Road; Appeal from personal property assessment.
  - a. Appearing: James Hart
  - b. Mr. Hart questioned the Assessor's assumption that he is still operating as a business and that some of the equipment owned by Mr. Hart is in fact owned by his son Alex Hart. He asked that the BAA declare that he is no

longer operating as business and that he had informed the Assessor of this in 2012. Mr. Hart did not file a Personal Property declaration as he is no longer operating as a business. Mr. Hart provided pictures of his truck, the truck bodies and sawmill, which he claimed he uses for personal use. Mr. Hart also stated the 3 of the truck bodies are in fact his sons and he will address future tax declarations with his son for next year.

- c. Exhibits:
  - I. Pictures of the truck, truck bodies and saw mill.
- 2. Appeal Hearing: Armand & Becky Sartirana, 166 Center Hill Road; Appeal from real property assessment.
  - a. Appearing: Armand Sartirana
  - b. Mr. Sartirana presented evidence that the home post renovation was no longer setup as a facility for children and has been returned to a single family home with minimal interior renovations done and the sprinkler system removed. The furnace and air handler systems were replaced utilizing the existing duct work. Bathrooms and kitchen were refurbished, but not replaced. The home was not gutted and was not a major renovation.
  - c. Exhibits:
    - I. Photographs of the home post renovation.
- 3. Appeal Hearing: ASE Electric Co. LLC, Armand Sartirana (Owner), 8 Hearthstone Road; Appeal from personal property assessment.
  - a. Appearing: Armand Sartirana (Owner)
  - b. Mr. Sartirana stated that he is one man operation and that all of his tools are 10+ years old with little retail value in the used tool market. He believes his tools have more value than he indicated on his Personal Property Declaration, but less value than what was assessed by the Assessor. He did state that he did not fully understand that he still needed to declare personal property even though it has been fully depreciated and removed from his federal taxes.

- c. Exhibits:
  - I. None.
- 4. Appeal Hearing: Stewart's Auto Parts, Inc., Gary Stewart (Owner), P.O. Box 352; Appeal from personal property assessment.
  - a. Appearing: Appellant did not appear for the hearing.
- 5. Adjournment: hearings adjourned at 8:30 PM for the Board to act on the foregoing appeals.
- 6. Decisions:
  - a. James Hart: The Board reviewed information provided by the Assessor and the pictures and statements provided by Mr. Hart. The Board decided that based on the evidence shown that Mr. Hart is in fact still a business leasing his equipment to his son Alex's business for business use. The Personal Property assessment was lowered from the Assessors original assessment of \$33,860 to \$12,863, assuming that the truck shows up on the DMV list in July. The new assessment included the 6 truck bodies and the saw mill. The truck did not show up on the DMV list this past year, which is why it was added to the Personal Property of Mr. Hart by the Assessor. Due to the fact that a Personal Property declaration was not filed, the state imposed 25% penalty was included as part of the new \$12,863 total assessment.
  - b. Armand & Becky Sartirana: The Board reviewed information provided by the Assessor and the pictures and statements provided by Mr. Sartirana. The Board decided to reduce the assessment of 166 Center Hill Road home from \$183,980 to \$181,060 by changing the renovation code from Major to Minor which in effect reduced the net assessment.
  - c. ASE Electric Co. LLC: The Board reviewed information provided by the Assessor and both the Personal Property declaration and the statements provided by Mr. Sartirana. The Board decided to lower his Personal Property assessment from \$2,830 to \$700, but up from \$120 that Mr. Sartirana declared. The state imposed 25% penalty was not included as part of the new \$700 total assessment due to the original assessment declared by Mr. Sartirana being too low, but will be added by the Assessor.

- d. Stewart's Auto Parts, Inc.: Appealed denied as neither the owner nor agent appeared for the hearing.
7. Adjournment: The Board adjourned at 9:46 P.M.

Respectfully Submitted,

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Robert H. Brainard III, Chairman

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