



Regular Meeting Minutes
March 24, 2010
6:00pm
Building

Present: Deborah Judson, Chairman
Connie Jones

Call to Order

Deborah Judson, Chairman, called this regular meeting of the Woodbury Board of Assessment Appeals to order at 6:00pm.

Other Business

There was no other business presented.

Hearings

- 1. Hartery, George, 476 Flanders Road, Woodbury, CT 06798 ID#42800**

Mr. Hartery was sworn in by C. Jones.

Mr. Hartery stated that his lot size is .81 acres. He presented a copy of his old and new field cards to the Board. He is arguing his land assessment. Total Evaluations assessed his land value at \$108,000 in the last assessment, and the new assessment valued the land at \$164,900. He found a property that is the same size as his, and it increased from \$120,000 to \$122,500. In addition he brought other field cards for properties on Coach Light and Gate Post (nicer streets than Flanders Road which is a busy road) to argue his position. He also presented field cards for #5 and #17 Flanders Road.

He has been a Certified Residential Appraiser since 1995. He has been through all appeal processes short of going to court. Last year the house was first assessed at \$338,000. It was reduced to \$285,000 based on the story height. It is his opinion that it should have been reduced due to lot value, and that he is being penalized because his lot is small and he is in an OS 100 zone.

Mr. Hartery presented documentation of comparable properties to the Board from field cards and the MLS.

He thinks that the value should be approximately \$150,000.
- 2. Hartery, George, 476 Flanders Road, Woodbury, CT 06798 ID#80202**

Mr. Hartery is still under oath. His vehicle is a 2003 Saab. The only issue is high mileage. He presented a receipt from the dealership showing the last time he had it serviced was 5-26-09 at which time it had 108,735 miles. He now has 122,000 miles. He calculated that as of 10-1-09 it had 114,000 miles. He stated that he

travels approximately the same amount of miles each month. The car has high mileage because he is a real estate appraiser and drives all over the state for his work. He expects the payment will be lowered approximately \$25.

D. Judson explained that Mr. Hartery would receive written notice of the Board's decision within 7 days of the date of deliberation.

3. **Eanniello, Marc, 25 Bear Run, Woodbury, CT 06798** **ID#201797**

Mr. Eanniello was sworn in by C. Jones.

Mr. Eanniello stated that he has a painting business with no employees. He does not have many supplies. He has ladders, brushes (probably uses \$100 worth of brushes a year), roller covers and trays, and drop clothes. He does not have an office. His business is not on a computer, and his paperwork is done at the kitchen table. He does interior and limited exterior painting. He was assessed at \$5000 and asked if that translates to \$7500. Is it 70% of the true value? D. Judson stated that there is a 25% penalty so \$1000 of it is penalty. She reviewed a list of items that were the basis of his assessment. He uses his house phone for business. He does not file a Schedule C. He would like to know what the numbers are based on. The form states \$50 for supplies. He agreed. He purchased his ladders in the early '80's. If they were new they would probably cost \$700. He would be lucky to get \$300 currently. C. Judson stated that the items will always have a value, however they are depreciated. C. Judson stated that as long as he is in business he will receive one of these forms from the Assessor's office. If he needs helping filling it out he can ask his accountant or come to the Assessor's office. She stated that the 25% penalty will be on the new value. C. Jones stated the only problem she has is that no documents have been presented to justify the value of his supplies, and Mr. Eanniello replied that he no longer has them however if the Board would like to visit his home he would be happy to show them. D. Judson stated that in the future Mr. Eanniello will not have a 25% penalty as long as it is filled out timely.

D. Judson explained that Mr. Eanniello would receive written notice of the Board's decision within 7 days of the date of deliberation.

4. **Reilly II, J. LeRoy, 122 S. Pomperaug Ave. Unit B8B, Woodbury, CT 06798** **ID#200461**

Mr. Reilly was sworn in by C. Jones.

Mr. Reilly stated that he has been an architect for over 60 years. He used to have a big firm, but now works independently. He does not have a telephone but uses a cell phone. He presented a list of the supplies he uses to the Board. He has a drawing board, computer, flat file, refrigerator, book case, vertical file, chair, plotter, blue printer, supplies, and a two drawer file. He paid \$1000 for the computer 10-15 years ago. He bought the flat file 6 years ago. He bought the refrigerator for \$70.00. There are 3 bookcases for \$29.00 each. He received the vertical file for free. He paid \$90.00 for the chair. He paid 0 for the plotter (it was an older model). He pays less than \$5.00 a month for supplies. The amounts listed are what he paid for the items originally. He does not file a Schedule C. D. Judson explained that 25% of the assessment is a penalty. He brought the paperwork into the Assessor's office.

D. Judson explained that Mr. Reilly II would receive written notice of the Board's decision within 7 days of the date of deliberation.

5. **Monckton, David B. and Cathy A., 409 Rail Tree Hill Rd., Woodbury, CT 06798** **ID#243300**

Mr. and Mrs. Monckton were sworn in by C. Jones.

Mr. Monckton stated that he just became aware that there is such a thing as a topographic reduction on an assessment. They have 1.8 acres of land, and the only part of the lot that is not restricted by elevation is 12,000 sq ft. where they cut into the bank to put the septic system in. The front of the property goes up to the height of the lawn and then it levels off the rest of the way. It is an incline with rocks and trees, and is in excess of 18% grade. C. Jones asked if the value of the total property is \$292,300, would they like the land value reduced. They said that this is what they are asking for.

D. Judson explained that Mr. and Mrs. Monckton would receive written notice of the Board's decision within 7 days of the date of deliberation.

6. **Manzella, Raymond and Catherine-Ann Manzella, 14 Inwood Road, Woodbury, CT 06798** **ID#242500**

Mr. Manzella was sworn in by C. Jones.

Mr. Manzella stated that he is no longer concerned about the issue of being taxed for open space.

Mr. Manzella stated that he concerned about taxation on the cathedral ceiling.

C. Jones stated that on the property card it states that he is not being charged for the cathedral ceiling. Mr. Manzella stated on the paperwork he received it did say he was being charged (he did not bring it with him). He came into the Assessor's office and was told there is a charge for the open land and is not requesting a change. C. Jones checked with the Assessor's office and stated that if Mr.

Manzella had not appealed this, there would have been no charge for the cathedral ceiling. However, an assessment has now been added for the cathedral ceiling.

C. Jones stated that the issue will be straightened out and he will receive a letter with a decision. Mr. Manzella asked how he cannot be charged all these years, and will now be. He said that it is only being assessed now because of a software add on. It does not add value to the home, and only requires more heating. It's a heating area that can't be used and a waste of energy. He also stated that the assessment for heating/air conditioning in the amount of \$17,474 is way too high. His profession is heating/air conditioning and a new system would cost \$8,000 less. He doesn't understand why his assessment went up since nothing has changed on the house since he purchased it. He stated that he has a full unfinished basement. D. Jones stated that the house was depreciated by \$71,000. Mr. Manzella asked if he is not happy with the results what his option is. He was informed that he has the right to file with the court in Waterbury. This will be confirmed in the letter.

D. Judson explained that Mr. Manzella would receive written notice of the Board's decision within 7 days of the date of deliberation.

Review of Minutes

MOTION: C. Jones moved and D. Judson seconded to approve the minutes of the September 26, 2009 meeting. *UNANIMOUSLY APPROVED*

Adjournment

MOTION: C. Jones moved and D. Judson seconded to adjourn the meeting at 8:10 pm. *UNANIMOUSLY APPROVED*

FILED SUBJECT TO BOARD APPROVAL
Respectfully submitted,

Teresa Schwarz
Clerk