



TOWN OF WOODBURY
BOARD OF ASSESSMENT APPEALS
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Special Meeting Minutes
April 19, 2010
6:30 PM
Boyd Building

Present: Deborah Judson, Chairman
Connie Jones
Bonnie Sherman

Call to Order

Chairman Judson called this special meeting of the Woodbury Board of Assessment Appeals to order at 6:23pm.

Review of Minutes

MOTION: C. Jones moved and D. Judson seconded to approve the minutes of the March 29, 2010 meeting with the following amendment- D. Judson instead of C. Judson on p.2, #5. *UNANIMOUSLY APPROVED*

MOTION: C. Jones moved and D. Judson seconded to approve the minutes of the March 31, 2010 meeting with the following amendment- change the date on the headers on P.2 and P.3 from March 20, 2010 to March 31, 2010. *UNANIMOUSLY APPROVED*

Hearing

1. Grzesiak, Yvonne, 556 Flanders Rd., Woodbury, CT 06798 ID#227100

Yvonne Grzesiak, William Grzesiak, and Robert Cartoceti were sworn in by C. Jones.

Mr. Cartoceti presented a letter to the Board outlining their position.

Mr. Cartoceti stated the issue they are most concerned about is the July 23, 2009 notice of prorated increase of the assessment in the amount of \$149,200. The notice does not give information as to why the assessment was increased. It appears that when the Certificate of Occupancy was issued the property was valued at 100%. Later it was valued at 85%, and then prorated July 23, 2009. They believe that the property was complete, with the exception of some minor cosmetics. They presented a note from Gary Testa documenting a visit on Nov. 5, 2008 which states it was 100% complete, and the bathroom basement had no fixtures, just sheet rock with tile. The Certificate of Occupancy was issued a few days later. He also submitted an interdepartmental correspondence which shows an inspection on Nov. 5, 2008 and that there was a Certificate of Occupancy on

Nov. 20, 2008. He thinks there may have been an error regarding the percentage of completion of the house. The appraised value of the property at the time of the Certificate of Occupancy was \$982,661, with an assessed value of \$687,860. There were some corrections made to that Oct 2008 value during March of 2009 (appraised value \$899,204, assessed value \$629,440). He stated that the assessed value should be \$629,440. They have not performed any appreciable work since Mr. Testa came on Nov 5 2008. Mr. Testa stated in his notes there was a missing GFI outlet, one bedroom's smoke detector was not working, the dryer vent was not installed, the wire for the powder room light needed to be completed, the vent piping of the wood burner was not reversed, and there were some smoke detector issues. None of this could possibly increase the value of the property by \$149,200. Mrs. Grzesiak confirmed that the statements Mr. Cartoceti made were fair and accurate.

C. Jones asked if \$149,200 was the correct figure on the appellants' estimate of value. Mr. Cartoceti stated that the assessment is comprised of four items: 1) 2.3 acre lot that the residence sits on 2) excess acreage that is open space 3) an old house 4) the new house. It was adjusted to \$1,027,941 and initialled by Mrs. Grzesiak.

Mr. Cartoceti stated that the current assessment is \$1,112,345. It is comprised of 5 items, 1) the new house \$834,394 2) the old farmhouse which is to be demolished \$36,588 3) the garage from 1880 \$2,213 4) 2.3 acres \$200,000 5) excess acreage of 78.3 acres \$39,150. He presented an appraisal from Mr. Klaus to the Board which states that the full value of the house on 2 acres is \$950,000. They are not disputing the value of the old farmhouse, garage, or the excess acreage.

Mr. Cartoceti stated that there are several other issues. The house does not have oil heat (thermal), a cathedral ceiling (submitted picture of "tray" ceiling to the Board), a bathroom in basement (only rough plumbing), and the attic space is unfinished and unheated. There are four bedrooms, not five, and the square footage is 5,334 not 5,618. Mr. Klaus's appraisal takes these factors into account. He stated that when Tammie Fisk visited, she indicated she would not assess the bath in the basement, but advised him to be sure to get a permit when it was completed. D. Judson pointed out the note on the property card saying that the bath in the basement is complete and there is no charge. The square footage was corrected in March 2009, but in July they received information that it had been increased by 280 sq ft. Also, originally the assessor's office showed there were four bedrooms, but they were then changed to five.

Deliberations

1. **Logue, Daniel, Artillery Rd., Woodbury, CT 06798** **ID#209300**
D. Judson moved and C. Jones seconded the motion to make no change to the assessment. *UNANIMOUSLY APPROVED*

2. **Grzesiak, Yvonne, 556 Flanders Rd., Woodbury, CT 06798 ID#227100**
D. Judson moved and C. Jones seconded the motion to decline to deliberate because the value of the property is over \$1,000,000. (After review of the information provided the property card was changed to reflect that there are 4 bedrooms, a family room, and an auxiliary room on the second floor)
UNANIMOUSLY APPROVED

Other Business

1. **MOTION:** D. Judson moved and C. Jones seconded the motion to hold a Special Meeting on Wednesday, April 21, 2010 at 2:00 pm, and the next Regular Meeting on Saturday, September 25, 2010 at 9:00am-12:00 pm.
UNANIMOUSLY APPROVED

Adjournment

MOTION: D. Judson motioned and C. Jones seconded to adjourn the meeting at 7:43pm.
UNANIMOUSLY APPROVED

FILED SUBJECT TO BOARD APPROVAL
Respectfully submitted,

Teresa Schwarz
Clerk