

Board of Assessment Appeals

Approved Minutes
Regular Meeting and Assessment Hearings
Wednesday March 9, 2016
Canton Town Hall, Collinsville CT

Members of the Board met informally with Canton Assessor Harry Derasadourian for training at 5:15pm.

Assessment Hearings

Call to Order: Chairman David Sinish called the meeting to order at 6:03 pm.

In attendance, members Margo Espinosa, Joe Pelehach and David Sinish

Appeal #1

72 Bart Drive, Canton, CT, 06019

Peter O' Meara (property owner) was not present at the time of his appointment with the Board. The Board decided to address his appeal with him, when, and if, he came to the hearing. Mr. O'Meara had not presented himself by the time of adjournment, 6:50 PM.

No action was taken.

Appeal #2

25 Windmill Lane, Canton, CT 06019

Lawrence R. Baldino (property owner) appeared with his counsel, with Attorney David Markowitz. The issue was about the effect of the claimed close time proximity between the property purchase of September 2, 2015 and the assessment date of October 1, 2015. Mr. Sinish asked Mr. Baldino to examine the Canton Town Card to confirm that all entries were correct. Mr. Baldino agreed that they were correct. The Board Members asked questions of the appellant and discussed questions that the appellant had for the Board.

Mr. Sinish informed the appellant that he would be notified of the Board's decision by mail within 10 days.

Appeal #3

40 Pheasant Hill, Canton, CT 06019

Stephen and Lucy Melniczek are the property owners. Stephen appeared before the Board. Mr. Melniczek presented a formal appraisal that had been prepared on his behalf and used in the purchase of his property on June 15, 2015, as evidence that his tax assessment was too high. Discussion centered on the differences between an Appraisal prepared by a licensed appraiser and the Assessment used for tax purposes prepared by a licensed municipal Assessor.

Mr. Sinish asked Mr. Melniczek to examine the Canton Town Card to confirm that all entries were correct. Mr. Melniczek agreed that they were correct. The Board Members asked questions of the appellant and discussed questions that the appellant had for the Board. Mr Melniczek stated that he had gone through the appeal process previously, but did not elaborate any further. Mr. Sinish informed the appellant that he would be notified of the Board's decision by mail within 10 days.

Deliberations:

The Board reviewed each Appeal individually. Assessor Harry Derasadourian joined the meeting, after the hearings, to answer questions that arose.

Actions:

Mr. Pelehach moved that, in the assessment appeal of **25 Windmill Lane, Canton CT** , based on a review of the material and the information provided, the assessment appears to be fair and equitable and that no action need to be taken.

Vote: Sinish - Yes, Pelehach – Yes, Espinosa – Yes

The motion carried 3-0-0

Mrs. Espinosa moved that, in the assessment appeal of **40 Pheasant Hill Road, Canton CT** based on a review of the material and the information provided the assessment appears to be fair and equitable and that no action need to be taken.

Vote: Sinish - Yes, Pelehach – Yes, Espinosa – Yes

The motion carried 3-0-0

The meeting was adjourned at 6:50 PM

Respectfully submitted,

David Sinish, Chairman

