



TOWN OF ROXBURY CONNECTICUT

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY BOARD OF ASSESSMENT APPEALS PUBLIC HEARINGS MARCH 23, 2013

MINUTES

CALL TO ORDER

9:00 AM

Members Present: Bill Colbert and Bob

HEARINGS

Wanag -- 56 Gold Mine Road

Joseph Wanag came forward and was sworn in. He referenced the market analysis included in the application packet. He explained that this is a .98 acre nonconforming lot consisting of ledge and is not landscaped. He feels the land value is assessed especially high. The suggested list price of this property is between \$367,953 and 390,713 per Sotheby's. The overall assessed valued should be \$245,000.

Bullock -- Minor Bridge Road / Bullock -- 28 Minor Bridge Road

Kenneth Bullock was sworn in and submitted appraisals for review. He reported that the lot was appraised at \$137,500 and is listed for \$165,000. He submitted the listing agreement for review.

#28 was appraised at \$290,000. Mr. Bullock clarified that the actual size of the full basement is 19 x 29 (551 sq. ft.) and the balance of the area is crawl space. The construction of the house is average to below average. He confirmed that it is 2x6 construction. He explained that the home was rebuilt from a fire in 2000. The house has Corian counters and hardwood floors; however there are no unique features to classify it as ++ average status.

The applicant's exhibits were returned to him.

Far Hill Properties -- 41 Bronson Mountain Road

Robin Sax was sworn in. He explained that the house was built in 2005 and he does not feel it has been reevaluated since. He submitted for the record a professional appraisal that came in at 1.7 million. He noted that the long driveway to this subdivision is maintained by the owners. The view from the property is nonexistent and the house's layout is odd. He agreed to arrange for the house to be inspected. Bill Colbert volunteered to view the property.

Fritz -- East Flag Swamp Road

Volker Fritz was sworn in. He explained that he cannot put a structure on this property. His application was denied in 1997 by the ZBA. The decision went to court and was denied there as well. A house or auxiliary building is not permitted for this property. The cost of installing a driveway is not feasible. He is requesting special pricing for unusable property.

Passariello -- 36 Bronson Mountain Road

Georgianna Passariello and Attorney Weiss were sworn in. An agent authorization was submitted by Attorney Weiss. It was noted that this property should be valued at 1,600,000 vs. the current \$2,398,600. He reviewed comps and submitted them for the record.

Ms. Passariello noted the deed restrictions and road maintenance required for this property. Attorney Weiss explained that what is most significant with regard to the comparable properties is the difference between their list price and sale price.

It was confirmed that the applicant had no objections to the physical description on the field card.

Horrigan -- 86 Bacon Road

Robert and Laura Horrigan came forward and were sworn in. Mr. Horrigan reported that he received two revaluation notices in the mail with the same dates. He was informed by the Assessor that the higher value of \$645,680 was correct.

Mr. Horrigan explained that the property originally had a 15% view tax, which was later changed to an enhancement designation. There have been no changes to the property except the view has been lost due to tree growth on the neighbor's property. However, this year the field card designation has been increased from an S to an SS. He reviewed the other field cards on the same road and noted that he subdivided four lots. #88 should not be an S, and the two lots above the property in question should be SS.

This is an interior lot with a shared driveway. It has not been appraised since 2007. The appraised value has increased by 10%; whereas, it should have gone down due to the market. The Horrigan's appeal is with regard to the appraised value of the lot.

The Board agreed to meet with Mr. Horrigan to view the property.

Kellerman -- 88 Bacon Road

Patricia O'Conner and Stewart Kellerman were sworn in and welcomed the Board to come and view the property. They explained that they were surprised that the designation on the field card increased to an S this year. They reviewed the map with the Board and explained that most of the property is unusable due to wetlands, which have been left natural as a wildlife preserve. Approximately, 1.8 acres is unusable, the property has a shared driveway and there is no view.

The Board agreed to view this property.

Ginns -- 55 Old Tophet Road

Attorney Jeff Coploff was sworn in and reported that this property was purchased 12/20/12 for 1.1 million. This was not a distress sale or a sweet heart deal. The appraisal by the town is out of line. He reviewed a list of comps submitted with the application and costs per square feet were evaluated. He reported this property is in poor shape and has not been renovated in many years. The land cannot be divided and is not buildable and the views are not spectacular.

The Board noted that they would like to arrange to view the house and site.

North American Fine Properties LLC -- 12 Golden Harvest Road

Nick Stevenson and John Steinman were sworn in. Mr. Stevenson reviewed the spreadsheet of comps submitted with the application. He specified 41 Bronson Mountain Rd. as the best comp. The subject house has no amenities; however, many of the comps do. The house is currently listed for sale and the estimated market value is \$2,250,000. He noted that the size of the house is a sales deterrent. The market value for the lot is \$750,000.

The SSS designation was discussed. It was confirmed that the views are excellent, but there is a steep drop off the lot and the noise of the foxhounds are an issue.

The Board noted that they have viewed this property in the past.

ADJOURNMENT

The Board noted that they would visit the properties specified and meet with the Assessor 3/26/13 and 3/28/13 prior to making their decisions.

The meeting was adjourned at 12:20 PM.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary