



Town of North Canaan
Board of Assessment Appeals

March 26, 2024

Chairman David Jacquier, Doug Humes, Lynne Fowler

Chairman called the meeting to order at 10:00am

Appellant Zoe Lewis property - She brought in her declaration with appeal form. The board discussed the grievance issues. The assessor worked the numbers and was able to bring the assessment down to \$14,810 with the late filing penalty which cannot be removed. **Mr. Humes moved to accept the assessor's reduction. Ms. Fowler seconded the motion. Motion carried.**

Appellant Sandra Hipler property – There was some discussion regarding the worth of the property. She did not file the form so the penalty applies. The assessor was able to depreciate the property and the new assessment with the late filing penalty is \$8000.00. **Mr. Humes moved to accept the assessor's reduction. Ms. Fowler seconded the motion. Motion carried.**

Appellant Marisa Fiester property – The assessor explained she does have a form that was filled out last year, so her claim that she had never filed before was not accurate. After discussion of the property. The late filing penalty applies. Assessor reduced the assessment to \$8750.00 with the penalty. **Mr. Humes moved to accept the assessor's reduction. Ms. Fowler seconded the motion. Motion carried.**

Canaan Apartments – Did not show for the grievance. Automatic denial of grievance.

Appellant Gary Rovelto property – There was a discussion regarding how well his appraiser did. The assessor made adjustments to the sketches as well as decreasing the condition category of the buildings which brought down the assessment a bit. Mr. Humes suggested that if he wanted to try and split the property he would need to go thru the zoning board of appeals. The assessor was able to bring the assessment down from \$275380 to \$256760 (total of \$23,000). **Mr. Jacquier moved to accept the assessor's reduction. Mr. Humes seconded the motion. Motion carried.**

Appellant Old Castle property - The assessor reviewed all of the information sent as well as the notes from the hearing. Their square footage value was higher than what the assessor comes up with. The entire assessment only went up about 1%. There was a discussion

regarding undervaluing the property. The Chairman feels that there should not be a change. The comps that were used in the grievance were not local. **Mr. Jacquier moved to deny the appellant's request. Ms. Fowler seconded the motion. Motion carried.**

Appellant Sally Curtis property – The assessor reviewed, and the outbuilding listed was actually for pavement so she removed that. The land is the largest part of the assessment. There was a discussion regarding whether this could be a personal home and it was determined that due to septic and well it likely would not be able to be a private home. The assessor was able to bring the assessment down to \$42070. **Ms. Fowler moved to accept the assessor's reduction. Mr. Humes seconded the motion. Motion approved.**

Appellant Bernoi property - Mr. Jacquier went and looked at the property and stated it is unlivable. Mr. Humes suggested that the building official be notified in case it should be condemned. There was a discussion regarding the evaluation inspection that was done. The assessor brought the assessment down from 152,110.00 to 93,660.00. **Ms. Fowler moved to approve the reduction. Mr. Humes seconded the motion. Motion carried.**

Appellant Tewksbury property - did not show for the grievance. Automatic denial of grievance.

The board and assessor discussed the property and the land classification. There is a factor in there for development rights. Discussion of agricultural use. The assessor is going to review this property as well as others and ensure that all the farms are done equitably.

Mr. Humes moved to adjourn the meeting. Ms. Fowler seconded the motion. Motion carried.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary