

Town of Union
Connecticut
Board of Assessment Appeals
1043 Buckley Highway, 06076
(860) 684-3812

Minutes of March 22, 2017 Hearing
Board of Assessment Appeals

Present: Herb Kingsbury, Charles Sweetland; Absent: John Cunningham.
The Board met on Wednesday, March 22, 2017 at 7:30 p.m. at the Town Hall.

Approval of Minutes:

The minutes of the March 18, 2017 meeting were tabled until the end of the hearing.

Hearing: Paul Kratochvil, 91 Barrows Rd. 7:05 p.m.

Mr. Kratochvil was duly sworn and then stated that property he owns at 91 Barrows Rd. was misrepresented in the field card. The card showed that his house was 3780 sq. ft. He provided an 'as built' blueprint that showed 3365 sq. ft. Mr Kratochvil said his own measurements showed only 3353 sq ft. HK asked if it was possible for the board to visit his home to carry out some measurements on Saturday, March 25 at 9 AM. Mr Kratochvil agreed. The board tabled a decision until after a site visitation this coming Saturday.

Hearing: Mr. Frederick Pratt, Ms. Roberta Stephanos and Mr. Stephen Stephanos. 7:25 p.m.

Mr Pratt introduced his sister, Ms. Stephanos and her husband Mr. Stephanos. All three were duly sworn Mr. Pratt stated that his assessment for the property known as Map 17/08/007 was too high. HK stated that the board doesn't make valuations. Rather, we make corrections and/or judgments on the valuations. We can correct an error *if* one exists. Mr Pratt called into question why a separate piece of three acre property was being called a buildable lot with a high valuation on it. According to the field card, there were campers, platforms or other objects on the property. Mr. Pratt said he had some of the campers and objects removed trying to make the property as natural as possible. HK stated that with these objects on it, the land couldn't be called forest. Mr. Pratt also questioned why the remaining property was not considered "open space" land. Instead, it

was deemed "forest". HK stated that he will question the assessor, Mary Huda on the determination. HK also stated that the property was being assessed as waterfront property which would lead to a higher value. Also, if the property were sold and combined with other adjoining property, it would be worth a great deal. Mr. Pratt acknowledged that that was most likely true. Any decision was tabled until answers from Mary Huda could be forthcoming.

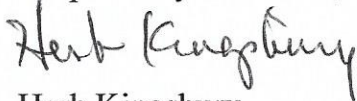
The minutes of the March 18, 2017 meeting were read. CS motioned to accept. HK second. Accepted.

New Business:

There was no new business.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,



Herb Kingsbury
Chairman

✓ cc: Board of Selectmen

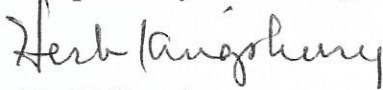
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Minutes of March 25, 2017 Site Visitation
Board of Assessment Appeals

Present: Herb Kingsbury, Charles Sweetland; Absent: John Cunningham.
The Board met on Saturday, March 25, 2017 at 91 Barrows Rd. for a site visitation.

HK and CS measured the main first floor living room, dining room and garage. HK found that the actual measurements were less than those showed on the field card in 4 out of 6 cases. HK decided to use the square footage in the "as built" blueprints because they were closer to the actual measurements. CS agreed. The square footage would be adjusted to 1,811 on the first floor, 1,554 on the second floor.

Respectfully submitted,



Herb Kingsbury
Chairman

cc: Board of Selectmen