



## Town of Burlington

### MINUTES OF MEETING BOARD OF ASSESSMENT APPEALS

**WEDNESDAY, MARCH 16, 2016  
BURLINGTON TOWN HALL**

- I. Roy Merritt called the meeting to order at 6:01 PM. Board members Roy Merritt, Melinda Hardy, and Andrew Ugalde present.
- II. Roy Merritt explained to the Board that a new Board Chair would need to be selected for the current 2-year municipal period (2016 and 2017). The new Chair will serve until the next municipal election in November 2017.

*Melinda Hardy made a motion to nominate Roy Merritt to serve as the Chairman of the Board of Assessment Appeals for the 2016 and 2017 period. Motion seconded by Andrew Ugalde and unanimously approved by the Board.*

*Roy Merritt to serve as Board of Assessment Appeals Chairman for the years 2016 and 2017.*

#### III. Appellant Hearings – Property Assessments

Appellant Hearings began at 6:20 PM. Following all of the appellant hearings, Chairman Roy Merritt called the Board Deliberations to order at 8:04 PM.

Hearings and Board Decisions for each appellant are summarized as follows:

- a. Kevin & Julie Dumont  
65 Johnnycake Mountain Road

Kevin Dumont presented his appeal to the Board that his property at 65 Johnnycake Mountain Road was assessed at too high a value compared to other similar homes in his neighborhood and area.

Mr. Dumont presented to the Board photos, sale prices, and a market analysis of comparable properties in Burlington.

*Chairman Roy Merritt made a motion, seconded by Andrew Ugalde, to have the property assessment revised by reducing the property's construction grade from Average +20 to Average +10. Board voted unanimously in favor of motion.*

*Assessment Reduced from \$298,620 to \$283,500.*

- b. Ronald Jankoski  
22 Laurel Crest Drive

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Ronald Jankoski presented his appeal to the Board that his 2014 Cadillac ELR was assessed at too high a value, based on the purchase price he paid for the vehicle in June 2015.

Mr. Jankoski presented the Board with the invoice of his vehicle purchase from a New York Cadillac dealership. The vehicle was new and had no previous owners prior to his purchase in 2015.

*Chairman Roy Merritt made a motion, seconded by Andrew Ugalde, to change the appraised value used for the assessment of the 2014 Cadillac ELR to the smaller of \$41,000 (purchase price) or the current appraised value recorded by the Assessor. Board voted unanimously in favor of motion.*

*Assessment Reduced from \$13,422 (full year \$53,690) to \$7,175 (full year \$28,700).*

- c. Chris & Kim Ziff  
156 Taine Mountain Road

Chris and Kim Ziff presented their appeal to the Board that their property at 156 Taine Mountain Road was assessed at too high a value compared to their neighbors and other similar properties in Town.

Mr. & Mrs. Ziff presented a spreadsheet analysis of sale, appraised and assessed values of other properties in their neighborhood and in Town, with detailed backup information on sales and properties.

*Board member Melinda Hardy made a motion, seconded by Chairman Roy Merritt, to have the property assessment revised by reducing the Land Influence Factor (I Factor) from 1.80 to 1.55 to be consistent with their neighbor at 154 Taine Mountain Road. Board voted unanimously in favor of motion.*

*Assessment Reduced from \$606,220 to \$583,920.*

- d. Peter Zurles  
81 Vineyard Road

Mr. & Mrs. Peter Zurles presented their appeal to the Board that their properties (mobile home and ranch) at 81 Vineyard Road were assessed at too high a value.

Peter Zurles provided the Board with photos, descriptions, and measurements of the limited, dirt floor basements in the two structures, which differed in size and type of basements listed and assessed by the Town.

Ranch Building:



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*Board member Melinda Hardy made a motion, seconded by Chairman Roy Merritt, to have the ranch building assessment revised by changing the basement on the ranch structure from a raised, unfinished basement to a crawl space. Board voted unanimously in favor of the motion.*

*Board member Melinda Hardy made a motion, seconded by Chairman Roy Merritt, to have the ranch building assessment revised by changing the condition (Dep Code) from Average to Poor. Board voted unanimously in favor of the motion.*

### Mobile Home:

*Board member Melinda Hardy made a motion, seconded by Chairman Roy Merritt, to have the mobile home assessment revised by correcting the basement square footage to 240 sf (6.5 ft. x 37 ft.). Board voted unanimously in favor of the motion.*

*Assessment Reduced from \$127,260 to \$111,510.*

- e. John & Kim Sadecki  
13 Wotton Lane

John and Kim Sadecki presented their appeal to the Board that there was a discrepancy in the assessment of their pool, which they had renovated / refurbished in 2014.

*Chairman Roy Merritt made a motion, seconded by Melinda Hardy, to have the property assessment revised by removing 77 sf of patio surrounding the pool. Board voted unanimously in favor of the motion.*

*Chairman Roy Merritt made a motion, seconded by Melinda Hardy, to have the property assessment revised by reducing the pool condition from 100% to 85%. Board voted unanimously in favor of the motion.*

*Assessment Reduced from \$177,800 to \$175,910.*

#### IV. Old Business

Chairman Roy Merritt reminded the Board that the next scheduled hearings and deliberations of the Board of Assessment Appeals is scheduled at Town Hall for Saturday, September 10, 2016, with hearings from 10:00 AM to 12:00 PM, and deliberations beginning at 12:00 PM.

#### V. New Business

There was no new business discussed by the Board.

- VI. A motion was made by Chairman Roy Merritt, seconded by Andrew Ugalde, and favored by all members to adjourn the meeting at 8:45 PM.



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Respectfully,

Roy Merritt, Jr.  
Chairman, Board of Assessment Appeals