

RECEIVED

By Darlene Brady at 12:35 pm, Mar 25, 2024

**Town of Kent
Board of Assessment Appeals
Kent Green Boulevard, Kent, CT 06757**

Minutes for the March 9, 2024 Special Meeting of the BAA

Members present: Rufus de Rham, Gary Ford, John Veltri

Meeting was called to order at 10:30 am

1) Appeals Hearings:

- 138 Cobble Rd – Stephen Cooper – Appellant did not show
- 39 Treasure Hill Rd – Claire Irving – Appellant brought Karen Casey with her. They first asked why the land value had gone down; then questioned the House Style of modern/Contemporary. The Commission decided to view the property on March 9.
- 2 Bald Hill Rd – Matthew and Bonnie Harris – Appellants questioned the depreciation code of G. They said the house has many issues and they are faced with considerable maintenance costs. Talked about dead or dying ash trees, roof needing replacement, leaky basement, overflowing well water killing the grass, chimney repairs needed. Their depreciation code has already been reduced by vision from E to VG. The Commission decided to view the property on March 9.
- 77 Spectacle Ridge Rd – Matthew & Lisa Sippel - Appellants did not show
- 160 Macedonia Rd – Andrew Osborne – Appellant felt his property was \$230,000 over-assessed. He stated his house is right on the road and is a large house that is among lesser valued houses on that particular section of road, that the higher house values were around the bend of the road and closer to the park, Closer in size to the Victorians on Main St, but not as valuable. Appellant said he had put \$650,000 into improving the house. But also stated he had no takers when his house was on the market. Pool leaks, barn is in poor shape. The Commission decided to view the property on March 9.
- 23 Sugar Loaf Mtn Rd – Bruce and Kathy Osborne – Appellants are appealing the Assessor removing their Farm land exemption on lots 17-30-7, 17-30-8 and 17-30-9. They state that they raise cows for part of the year for their daughter who has a farm in Salt Point, NY. They also raise chickens and sell about \$2,500 worth of eggs. They produced an agreement signed by

Becky (their daughter) and them that stated she leased the land. Bruce stated they had a Form F from their daughter, but didn't share it with us. He and Kathy have not filed one of their own in years.

- 24 and 28 Berkshire Rd – Kevin Place – Appellant stated that he and his wife live in 24 Berkshire Rd and their daughter lives in 28 Berkshire Rd. He claims both houses are over-assessed. He provided multiple comparable properties for each property. He also stated that he felt that being on a private road devalued the property as well as the presence of a cell tower on the South Kent School Property behind both houses.
- 8 Sumner Rd – Carla Shere – Appellant
- 8 Berkshire Rd – John Rafferty – Appellant provided authorization from his daughter, the legal owner of the property, to act as agent. He stated that he the new assessment was much too high, that he used no services in town as it was a private road and he had no children in the schools. He stated that the cell tower and the odors from the farm below the house were negative factors.
- 187 Kent Cornwall Rd – Karen Asnes – Appellant questioned why her property was valued higher than her neighbors despite having smaller square footage and less land. The Commission decided to view the property on March 9.

Motion to adjourn at 2:50 pm, all in agreement

Submitted by,
Rufus de Rham, Chairman

Approved in March 22, 2024 meeting