

**TOWN OF SOMERS
BOARD OF ASSESSORS
REGULAR MEETING**

THURSDAY, JULY 10, 2008

MINUTES

1. CALL TO ORDER

David Olsen, Co-Chairman, called the meeting to order at 6:03 p.m. in the Assessor's office, 600 Main Street, Somers, CT . Also present were Bob Loubier, Co-Chairman, Joanna Wheeler, member, Greg Simmons, CFO, and Patricia Juda, Assessor.

2. APPROVAL OF MINUTES OF REGULAR MEETING OF MARCH 6, 2008.

Bob made a motion to approve the minutes of the March 6, 2008 meeting. This motion was seconded by Joanna and unanimously approved.

3. CORRESPONDENCE

- Letter from Joan M. Ellis, CT Dept, of Corrections – A reminder that, for FOI requests from a person confined in a correctional institution, we must notify Commissioner of Corrections.
- Anonymous letter concerning James Wysocki of #62 Eaglebrook Drive.

Pat explained that at the time of the 2004 Revaluation, a representative of Prophecy One inspected #62 Eaglebrook and determined there to be 2,342 "finished" living area. Pat calculated the "actual" square footage of #62 Eaglebrook Drive to be 2,942. On June 11, 2008, Pat had a conversation with Jim Wysocki in her office and he stated that he has not made any changes since the inspection that was done on 11/3/2004. The issue of the lack of a Certificate of Occupancy does not have a bearing on the assessment. This is a building department issue.

Bob made a motion to accept the above two items of correspondence and the Assessor's explanation of the assessment for #62 Eaglebrook Drive. This motion was seconded by Joanna and unanimously approve.

4. ASSESSOR'S OFFICE REPORT

- Sales ratio forms (M45) were mailed to the State of Connecticut as follows:
 - March sales were mailed April 3, 2008
 - April sales were mailed May 1, 2008
 - May sales were mailed June 9, 2008
 - June sales were mailed July 3, 2008
- Median sales ratio for March was .57, April was .60, May was .58, and June was .59.
- The Board of Assessment Appeals met in March and reduced seven real estate tax bills for a total reduction of 294,662 in assessment.
- April 8th Pat attended a meeting conducted by OPM on renter's training in Stafford and then again on April 16th in Hartford. The Renter's Rebate Program is completely computerized. Data is entered on the Town's computer and filed electronically with the State. The first batch of claims was successfully received by OPM on 6/27/08.
- M-13 & M-13a – Grand List Report of Taxable and Tax Exempt Property, due May 1st was filed April 18, 2008.
- Income and Expense Reports were mailed April 30 in preparation of the 2009 revaluation.
- Veteran's Report to the Department of Veteran's Affairs was mailed June 23, 2008.
- M-35B – Homeowner's Claim for Reimbursement due July 1st was mailed June 19, 2008. The State is working with QDS to file this electronically also. There are still a few glitches that are being worked out by QDS.
- Prorates for new construction total \$3,319,075 to date times mill rate of 21.91 = \$72,720.
- Pat spent the first week of June at the Assessor's School at UCONN. She took a course that was given for the first time. The CCMA committee is presenting it to the State legislature to make it a required course for the CCMA designation. It was a course on "Revaluation" and it was excellent!

Bob made a motion to accept the Assessor's report as one of progress. The motion was seconded by Joanna and unanimously approved.

5. 2009 REVALUATION

A draft copy of the 2009 Request for Proposal and Contract for Revaluation was presented to the Board.

Bob made a motion to forward a copy to the Selectman and also the Town Attorney for their review. This motion was seconded by Joanna and unanimously approved.

6. BILLS TO BE PAID

The following bills were approved for payment:

CAAO for Motor Vehicle Pricing Guides	\$355.00
UCONN for Assessor's School	\$335.00

Bob made a motion to accept the above payments as informational. The motion was seconded by Joanna and unanimously approved.

7. OLD BUSINESS – No discussion.

8. NEW BUSINESS - No discussion.

9. AUDIENCE PARTICIPATION – No audience participation.

10. ADJOURNMENT

Dave made a motion to adjourn at 6:51 p.m. This motion was seconded by Joanna and unanimously approved.

Patricia J. Juda
Secretary

David Olsen
Co-Chairman

Minutes are not official until approval at a subsequent meeting.