

GOSHEN BOARD OF ASSESSORS

Regular Meeting- December 21, 2022

Town Hall Upstairs Conference Room

or

Join Zoom Meeting

<https://us02web.zoom.us/j/85081452900>

Dial in phone number: 1 929 205 6099

Meeting ID: 850 8145 2900

The December 21, 2022 Regular Meeting of the Goshen Board of Assessors was called to order at 4:02 p.m.

PRESENT:

Board Members – Jay Upton, Adam Andrusia.& Dawn Wilkes

Assessor – Lucy Hussman

No one attended via Zoom.

READING OF MINUTES:

The minutes of the September 28, 2022 meeting were reviewed and approved.

REQUEST TO BE HEARD:

None.

ASSESSORS REPORT:

The 2022 Revaluation project is wrapping up. The overall residential increase for the town was +28% and Woodridge Lake (neighborhood 90) saw an increase of 32%. The increases are statistically justified by real estate sales leading up to the revaluation date of October 1, 2022. Assessment Notices were mailed in the end of November and phone hearing were conducted in the beginning of December. There were 5 days of hearings and 85 hearings were conducted which is 4.4% of the notices that were mailed out. The industry standard is approximately 5%. Second notices stating the final value of a property for anyone who attended a hearing will be mailed out by the end of the week. Anyone who is not satisfied with their assessment will have the opportunity to apply to the Board of Assessment Appeals. Applications are due by February 20, 2023 and hearings will be held in March.

There are new PA490 Recommended Land Use Values that were provided by the State of Connecticut – Office of Policy and Management. These values are for Farmland and Forestland that has been classified as special use by an application from the property owner to the Assessor. The new values were effective as of October 1, 2020 and were implemented in Goshen for the 2022 Revaluation. Goshen uses the State-Wide values as we are not considered a River Valley Municipality. Some of the classification categories went up in value from 2015 to 2020, particularly Tillable C, Tillable D, Pasture and Woodland/Forestland which all saw increases over 50%. Percentage wise this is a substantial increase but these use values are still considerably less than the market value for excess acreage in Goshen.

The Motor Vehicle Supplemental List is finished and the data file has been sent to Quality Data Service so they can create, print and mail the tax bills. These bills will be mailed at the end of December and will be due by February 1, 2023. The list includes motor vehicles registered after October 1, 2021 and before August 1, 2022 and will cover the period from when the vehicle is registered until September 30, 2022.

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The Assessors Office is busy finalizing the 2022 Grand List which must be filed by January 31, 2023. The Grand List is comprised of Real Estate, Personal Property and Motor Vehicle accounts. Personal Property Declarations are currently being reviewed and entered into the computer. The 2022 Motor Vehicle file has been loaded and is now being reviewed and vehicles priced. Real Estate assessment notices have already been mailed through the revaluation process and the Personal Property assessment notices will be sent in early February. We are also working on entering the new PA 490 Applications and finalizing the Additional Veteran Applications.

Dawn Wilkes asked is we have many new personal property accounts in Goshen. We do have some but will not know the final numbers until we have finished all the data entry. It is common to gain businesses every year but we also have businesses that move away or are no longer active.

BUDGET UPDATE:

The budget report dated December 19, 2022 was distributed for review. It was noted that our fiscal year is July 1 – June 30 so we are about half way through the year and our YTD Total Expense is 50.93% of budgeted amount.

The Board of Assessors budget request for the 2023-2023 Fiscal year will be due in February and we are beginning to compile the necessary figures for that budget.

NEW BUSINESS:

The 2023 Board of Assessors meetings will continue to be held on the third Wednesday of March, June, September and December. The schedule has been filed with the Town Clerk and was distributed to the board members with the meeting agenda.

OLD BUSINESS:

None.

ADJOURNMENT:

Meeting adjourned at 4:40 p.m.

NEXT MEETING: Wednesday, March 15, 2023 at 4:00 P.M.

Respectfully submitted,

Lucy Hussman

Received Dec 27, 2022 @ 9:00 A.M.

Attest Brian Z. Blum
Goshen Town Clerk