

1987-88

Annual Meeting was held in June 1987

LAKE WILLIAMS BEACH ASSOCIATION
TAX COLLECTOR
ANNUAL REPORT 1986 - 1987

1. Report of the Lake Williams Beach Association Tax Collector from May 15 1986 to May 14 1987. The books were closed in order to prepare and audit a report for the fiscal year 1986 - 1987.
2. The assessment was voted as \$35.00 per property owner for the year.
3. The fiscal year 1986 - 87 there were 114 property owners recorded in the association.
4. Taxes collected for the year 1986 - 87

Late interest	\$3675.00	
Back taxes	18.30	
Interest on back taxes	866.75	
Lien fees collected	379.20	1273.95
Grand total	28.00	
	4967.25	
5. Seven delinquents were transferred to the suspense book for a total of \$1414.00 minus interest. Since the suspense entry four of the delinquents have made payment of \$593.00 plus interest, leaving \$821.00 to be collected.
6. The fiscal year of 1987 - 88 there are 112 property owners now recorded in the association. A drop of two, This was due to some of the present owners purchasing other lots, thus dropping the former owner from the list. Also we had 12 property transfers to new owners.
7. I would like to thank the association for the backing granted me in order to collect the past delinquents. An attorney was contacted, procedures were initiated and collection are coming in, all this at no cost to the association, The attorneys fee are included in the collection.

Philip J. Godeck Sr.
Philip J. Godeck Sr.
Tax Collector
L. W. B. A.

Lake Williams Beach Assoc.
Treasurer's Report
1987

Credit	
On hand 1986	\$ 100.52
Deposit taxes & tag sale	6,665.10
	\$6,765.62
Expenses	
Saleries (tax collector, treasurer, secretary, auditor)	325.00
Constable expenses	50.00
Fees (Lien filing & release)	45.00
Printing & Stamps	251.70
Insurance	337.00
Tag sale misc.	37.08
Town taxes	370.20
Beach Expense	530.00
Seminar	25.00
	\$1970.98
Cash on hand June 1987	\$4794.64

June 6, 1987

1985	1986		CREDITS	DEBITS	BALANCE
142	5/14	COOPER, WHITNEY + COCHRAN (SUPREME COURT CASE)			467.20
143	5/16	DEPOSIT OF TAXES	391.00	450.00	17.20
143a	5/16	COOPER, WHITNEY + COCHRAN (SUPREME COURT CASE PAID IN FULL)		307.68	408.52
143b	5/16	COOPER, WHITNEY + COCHRAN (SUPREME COURT CASE PAID IN FULL)			101.52
143c	5/16	COOPER, WHITNEY + COCHRAN (SUPREME COURT CASE PAID IN FULL)			103.52
144	6/5	DEPOSIT OF OVERDUE TAXES	11570.30		1670.82
145	6/15	Phil Gorka - Collections Fee (Newhall-Volpe)		10.00	1660.82
146	6/15	Lebanon Town Clerk - Lien Release (Mendall-Volpe)		10.00	1650.82
147	6/15	Lebanon Postmaster (postage for Tax Collector)		44.00	1606.82
148	6/15	MIKE McVILLE (postage for Newsletter, Bylaw, Chicks)		77.90	1531.92
149	6/15	Legislative Management (Strip of House Bill 5834)		85.00	1446.92
150	6/15	MUSTARD Agency (Bonding Insurance - 8.6-89)		102.00	1344.92
151	6/15	ANNE LAFORGE (by each stamp + supplies)		24.98	1320.94
152	6/15	DEPOSIT FROM TAXES (LAWSON)	58.25		1378.69
153	7/14	MIKE McVILLE 7/11 NEWSLETTER POSTAGE	25.30		1353.39
154	7/14	TAX COLLECTOR LEBANON 1/2 TAXES 7/11/86	185.10		1168.29
155	7/16	Newsweek Bulletin - AD TAG sale	756		1160.79
156	7/16	Middletown Press - AD TAG sale	594		1154.79
157	7/16	Hat for Courant AD TAG sale	9.00		1145.79
158	7/13	DEPOSIT TAXES (PARKER, ROY)	7000		1215.79
159	7/13	DEPOSIT TAG SALE PROCEEDS	10500		1320.79
160	7/14	LEBANON TOWN CLERK 3 LEINS REORDERED (MORRISON, ROY, MORSE)	15.00		1305.79
161	7/14	DEPOSIT TAXES	1555.00		2858.79
162	7/26	DENU SAND + GRAVEL		110.00	2748.79
163	7/26	CORRECTION OF DEPOSIT 7/14/86	50		2799.29
164	8/3	ZIP CONSTRUCTION BACKHOE BRANCH 142	420.00		2379.29
165	8/4	SHORE LINE NEWSPAPERS MILE LONG TAG SALE #648520	2.00		2327.29
166	8/4	CHRONICLE PRINTING COMPANY MILE LONG TAG SALE #20091	10.60		2316.69
167	8/4	DEPOSIT TAXES	1239.50		3556.19
168	8/4	DEPOSIT TAXES	1020.00		4576.19

Audited by Robin Stragman and Joan Schreiner

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



June 2, 1987

The Honorable Kenneth L. Przybysz
Senator, 19th District
23 Fort Shantok Road
Uncasville, Connecticut 06382

Dear Senator Przybysz:

Attached are review comments prepared by my office concerning the Herbert H. Riess appraisal of the Gilman Brothers' interest at Lake Williams, Lebanon, Connecticut.

Although it is often difficult to criticize an appraiser's subjective opinion as to value, the appraisal process is supposed to produce a value derived from logical deductions of objective data.

The bottom line is the Riess appraisal equates apples with oranges. Mr. Riess has attempted to assign a per acre value to the volume of water known as Lake Williams on the bases of per acre value of sales involving buildable land and accessible water frontage-elements that the Gilman Brothers' interest at Lake Williams do not have in common.

If I can be of any further assistance, please let me know.

Sincerely,

Charles J. Reed, Director
Land Acquisition and Management

CJR:mm

Attachment

cc: J. Anderson, Acting Commissioner, DEP
B. Warner, Director, Water Resources/DEP

Phone: 566-2904

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INTERDEPARTMENTAL
MESSAGE

STO-201 REV. 7/86
(Stock No. 6938-051-01)

STATE OF CONNECTICUT

Obtain "STATE EMPLOYEE SUGGESTION" forms from, and send your ideas to: Employee's Suggestion Awards Program, 165 Capitol Avenue Hartford, Ct, 06106.

To	NAME, TITLE Charles J. Reed, Director	DATE May 13, 1987
	AGENCY ADDRESS DEP/Land Acquisition & Mgt., State Office Bldg., Room 102	
From	NAME, TITLE Ronald Chernovetz, Supervising Appraiser	TELEPHONE 2904
	AGENCY ADDRESS DEP/Land Acquisition & Mgt., State Office Bldg., Room 102	

Subject: REVIEW - Lake Williams, Lebanon, CT (270± acres)

As per your recent request, I have reviewed the sales presented in the preliminary Real Estate Appraisal of the above captioned property prepared by Herbert H. Riess dated March 11, 1985.

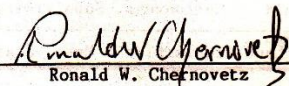
The subject property consists of the flowage rights to 270± acres which comprise Lake Williams in Lebanon; the dam located at the southern tip of the lake; and the one acre site on which the dam is located. The dam is a concrete structure which is presently in need of repair; as a result, the lake is drawn down to a minimal level and the dam is not being fully utilized at present. The one acre site on which the dam is located borders Route 207 and extends around to the northern end of the dam. The 270 acres, more or less, of flowage rights, is based on the total number of acres comprising Lake Williams. The flowage rights do not include ownership of the pond bottom, or any of the surrounding land.

The following six sales were presented:

- No. 1 Rt. 58, Madison 78 acres (66 land, 12 water) 300 ft. frontage.
Date: 4/79 Price: \$450,000. Per Acre: \$5732. Zone: RU-1
Residential Development.
- No. 2 Winthrop Rd., Westbrook & Deep River 415 acres (295 land, 120 water)
8,000 ft. frontage. Date: 9/82 Price: \$832,000. Per Acre: \$2,000.
Zone: RR & R-40 **Sale to State.**
- No. 3 Rt. 198, Woodstock 9 acres (land) 770 ft. frontage (Griggs Pond).
Date: 9/79 Price: \$24,000. Per Acre: \$2667. Zone:
Camp site.
- No. 4 Boston Post Rd., East Lyme 120 acres (84 land, 36 water)
1,744 ft. frontage. Date: 9/78 Price: \$225,000. Per Acre: \$1,875.
Zone: RU-40 **Sale to Town.**
- No. 5 Hockanum River, East Hartford 78 acres (18 land, 60 water)
No frontage. Date: 7/77 Price: \$123,500. Per Acre: \$1,581.
Zone: Res./Bus. **Sale to Town.**
- No. 6 Rt. 80, Guilford 595 acres (535 land, 60 water) Extensive frontage.
Date: 2/75 Price: \$1,100,000. Per Acre: \$1,847. Zone: R-6
Sale to Town - Golf Course.

Charles Reed
May 13, 1987
Page Two

The above presented sales were to some extent developable land with various degrees of water/water frontage or road frontage. The ratio of land to water ranged from 23% to 100%. The subject, an interior impoundment of water, has no land and no frontage. The adjoining land and pond bottom are owned by others.


Ronald W. Chernovetz

RWC:mp