

**Minutes of Board of Assessment Appeals Meeting**  
**Meeting Room A of the Clifford J. Hurgin Municipal Center**  
**1 School St. Bethel, CT 06801**  
**March 9, 2023**

TOWN CLERK  
BETHEL, CT.

2023 MAR 10 A 9:22

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Present: Bruce Cornwell, Barbara (Bobbi) Lyon, Kathleen (Katy) Jordan, and Elizabeth (Izzy) Hirt, Assessor

Absent: None

The meeting was called to order at 6:20 PM by Vice Chairman Bruce Cornwell

**Old Business:**

Bruce Cornwell moved to accept the minutes from the March 3, 2023 meeting. Bobbi Lyon seconded. All were in favor. The minutes were approved as presented.

**New Business:**

The committee welcomes new member Katy Jordan.

Bobbi Lyon nominated Bruce Cornwell for Chair of the Board of Assessment Appeals committee. Katy Jordan seconded. All were in favor. Bruce Cornwell is the new Chair.

Bruce Cornwell nominated Katy Jordan for Vice Chair of the Board of Assessment Appeals committee. Bobbi Lyon seconded. All were in favor. Katy Jordan is the new Vice Chair.

Bruce Cornwell nominated Bobbi Lyon for Secretary of the Board of Assessment Appeals committee. Katy Jordan seconded. All were in favor. Bobbi Lyon continues her role as Secretary.

Izzy Hirt reported that appeals made by **Compass Group** and **Eagle Leasing** have been withdrawn by the applicants from the appeals schedule.

The following requests for appeal were heard after appellants were duly sworn in:

1. **Jim MacNicholl – 1 Budd Dr.** Mr. MacNicholl believes the market value of his property is higher than it should be based on the condition of the property and the easements that are on the property. He would like the appraised value to be changed from \$421,400 to \$350,000. Izzy Hirt suggested that we could decrease the value of the property by 40% and change the condition of the structure from “very good” to “good”. The committee will deliberate on the matter on March 29, 2023.
2. **John Cipot and Sandra Gould – 44 Walnut Hill Rd.** Mr. Cipot believes the market value of his property is higher than it should be based on the condition of the property. He would like the appraised value to be changed from \$327,100 to \$285,000. Bruce Cornwell suggested that they submit photographs of the house and property to support his claim. The committee will deliberate on the matter on March 29, 2023.
3. **Joseph and Jessica Shaad – 11 Mansfield St.** Mr. Shaad believes the market value of his property is higher than it should be based on the condition of the property. He would like the appraised value to be changed from \$383,700 to \$375,000. The committee will deliberate on the matter on March 29, 2023.

4. **Raymond and Sengdau Bergmann – 12 Sharon Ct.** Ms. Bergmann believes the market value of her property is higher than other homes in her neighborhood. She pointed out that the card shows her home with a fireplace but there isn't one. They have a wood stove and a gas stove. She was asked to submit photographs of the two stoves. She would like the assessed value to be changed from \$259,630 to \$245,000. The committee will deliberate on the matter on March 29, 2023.
5. **Christopher Carman – 137 Codfish Hill Rd.** Ms. Tara Tomaselli spoke on behalf of the appellant. She believes the market value of her property is higher than it should be because of the condition of the house and its location on a dangerous curve. She was asked to submit photographs to the committee to support her claim. She would like the appraised value to be changed from \$562,000 to \$475,000. The committee will deliberate on the matter on March 29, 2023.
6. **Frank and Joan Hislop – 5 Evergreen Dr.** Mr. Hislop believes the market value of his property is higher than it should be because of the condition of the house. He was asked to submit photographs to the committee to support his claim. He would like the assessed value to be changed from \$263,410 to \$220,000. The committee will deliberate on the matter on March 29, 2023.
7. **G&L Carpentry, Lore and Greg White – 11 Henry St.** Mr. Dylan White spoke on behalf of the appellants. He believes the market value of her property is higher than it should be because of the location of the property. They supplied photos to support their claim. He was asked to submit an Income and Expense report for the property as it is a multi-family rental. He would like the assessed value to be changed from \$704,200 to \$540,000. The committee will deliberate on the matter on March 29, 2023.
8. **Franz Van Vliet – 23 Nashville Rd Ext.** Mr. Van Vliet believes the market value of his property is higher than it should be because of the location and condition of the property. He was asked to submit photographs to support his claim. He would like the appraised value to be changed from \$624,200 to \$550,000. The committee will deliberate on the matter on March 29, 2023.
9. **Franz Van Vliet – 23 Nashville Rd Ext.** Mr. Van Vliet believes the market value of his property is higher than it should be because of the location and condition of the property. He was asked to submit photographs to support his claim. He would like the appraised value to be changed from \$624,200 to \$550,000. The committee will deliberate on the matter on March 29, 2023.
10. **Timothy Bott – 29 Meckauer Cir.** Mr. Bott wanted clarification on the process by which the assessed value of his home was reached. He would like the assessed value to be changed from \$259,350 to \$192,780. The committee will deliberate on the matter on March 29, 2023.
11. **Alisa Lengel – 45 Highland Ave.** Ms. Lengel believes the market value of her property is higher than it should be because of the condition of the property. She submitted "comps" of other properties near hers. She would like the appraised value to be changed from \$220,300 to \$200,000. The committee will deliberate on the matter on March 29, 2023.

Appeal for **Robyn Manere at 47 Sunset Hill Rd.** was rejected as they didn't show up for their appointed time.

Appeal for **Brenn Esparcia at 33 Putnam Park Rd.** was withdrawn by the appellant.

There being no further new business, Bruce Cornwell moved to adjourn the meeting. Katy Jordan seconded. All were in favor. Meeting was adjourned at 8:55PM

Respectfully submitted,  
Barbara (Bobbi) Lyon  
Secretary, Board of Assessment Appeals