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Minutes of Board of Assessment Appeals Meeting
Meeting Room A of the Clifford J. Hurgin Municipal Center

1 School St. Bethel, CT 06801

March 16, 2023

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

Absent: None

The meeting was called to order at 6:00 PM by Chairman Bruce Cornwell

Old Business:

Bobbi Lyon moved to replace the March 14, 2023 meeting that was cancelled due to a snow storm with the new date of March 25, 2023. Katie Jordan seconded. All were in favor. The new meeting date was approved as presented.

Bobbi Lyon moved to accept the change in the beginning time of the March 15, 2023 meeting from 6:00PM to 5:45PM to accommodate appellant John Nukirk who was scheduled for the March 14, 2023 meeting and could not appear on the 25th due to leaving town on the 16th. Katie Jordan seconded. All were in favor. The new meeting time was approved as presented.

Bruce Cornwell moved to accept the minutes from the March 15, 2023 meeting. Bobbi Lyon seconded. All were in favor. The minutes were approved as presented.

Bobbi Lyon moved to change the time of the Ouellette appeal from 8:45PM to 8:00PM at the March 16, 2023 meeting. Katie Jordan seconded. All were in favor. The new appeal time was approved as presented.

Bruce Cornwell moved to split the March 16, 2023 appellants into two meeting rooms, A & B, to accommodate the number of appellants. Bruce Cornwell and Bobbi Lyon will stay in Meeting Room A. Katie Jordan and Izzy Hirt will move to Meeting Room B. Bobbi Lyon seconded. All were in favor. The committee will hear appellants in two meeting rooms.

Bruce Cornwell moved to leave the appeal for Slinky's Paving at \$1400 as they have withdrawn their appeal. Bobbi Lyon seconded. All were in favor. The appeal is withdrawn.

New Business:

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

1. **Robert Jackson – 26 Deepwood Dr.** Mr. Jackson believes the assessed value of his property is higher than it should be based on the condition of the property and its location between I84 and the Berkshire Industrial Park. He would like the assessed value to be changed from \$196,490 to \$168,000. Bruce Cornwell suggested that he submit pictures to the Assessor's office showing his concerns. The committee will deliberate on the matter on March 29, 2023.
2. **Charles Gereg – 16 Sand Hill Rd.** Mr. Gereg believes the assessed value of his property is higher than it should be based on the fact that the home's foundation is sinking in the back. He

provided a drawing of the foundation. He would like the assessed value to be changed from \$196,210 to \$140,000. The committee will deliberate on the matter on March 29, 2023.

3. **Kathleen Gribbin – 23 Hoyt Rd.** Ms. Gribbin believes the appraised value of her property is higher than it should be based on the location (busy road). She presented a spread sheet showing like houses with smaller percentage rises in assessed value than hers. She would like the market value to be changed from \$825,900 to \$650,000. The committee will deliberate on the matter on March 29, 2023.
4. **Piotr Kostyk – 69 Nashville Rd.** Mr. Kostyk believes the appraised value of his property is higher than it should be based on its location on a busy road. He also believes the square footage of the house should be 2,600 instead of 2,786. He provided a recent appraisal of the property. He would like the appraised value to be changed from \$635,800 to \$515,000. The committee will deliberate on the matter on March 29, 2023.
5. **Gary Valentine – 20 Linda Ln.** Mr. Valentine believes the assessed value of his property is higher than it should be based on the condition of the property. He presented several pictures documenting the issues. He would like the assessed value to be changed from \$251,510 to \$225,000. The committee will deliberate on the matter on March 29, 2023.
6. **Anthony Orrico – 11 Grandview Ave.** Mr. Orrico believes the assessed value of his property is higher than it should be based on a comparison of other properties around him. He presented several “comps”. He also believes there is a discrepancy in the square footage of his basement. It is only a $\frac{3}{4}$ finished basement. He would like the assessed value to be changed from \$262,710 to \$230,000. The committee will deliberate on the matter on March 29, 2023.
7. **Tyler Gore – 14 Highview Terrace.** Mr. Gore believes the appraised value of his property is higher than it should be based on the home sales of like properties in his area. He also showed pictures that the $\frac{1}{2}$ bath in his home is unfinished. He would like the appraised value to be changed from \$480,600 to \$425,000. The committee will deliberate on the matter on March 29, 2023.
8. **Joseph Casella – 64 Redwood Dr.** Mr. Casella believes the assessed value of his property is higher than it should be based on a town easement that cuts through his property making 10% of it unusable. He presented a map showing the easement on his property but mentioned that the easement was not showing up in the town records. He would like the assessed value to be changed from \$378,000 to \$321,300. The committee will deliberate on the matter on March 29, 2023.
9. **Srikanth Desiraju – 109 Chestnut Ridge Rd.** Mr. Desiraju believes the assessed value of his property is higher than it should be based on other properties in his area. “Comps” were included in his appeal. He would like the assessed value to be changed from \$526,120 to \$455,663. The committee will deliberate on the matter on March 29, 2023.
10. **Linda Redamonti – 1B Kingswood Dr.** Ms. Redamonti believes the appraised value of her property is higher than it should be based on assessments of other units in her development. She presented a spread sheet and “comps” of other units. She would like the appraised value to be changed from \$405,600 to \$362,500. The committee will deliberate on the matter on March 29, 2023.

11. **James Dolan – 6 Grandview Terrace.** Mr. Dolan believes the assessed value of his property is higher than it should be based on the condition of the property. He would like the condition to be changed from “good” to “fair”. He presented several pictures of the property. He also believes there is a miscalculation of square footage for his attic. He would like the assessed value to be changed from \$291,760 to \$225,000. The committee will deliberate on the matter on March 29, 2023.

Izzy Hirt and Katie Jordan returned to Meeting Room A at 8:35PM

There being no further new business, Bruce Cornwell moved to adjourn the meeting. Katy Jordan seconded. All were in favor. Meeting was adjourned at 8:53PM

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