



Board of Assessment Appeals

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, Connecticut 06801

Minutes of Meeting March 18, 2023 Board of Assessment Appeals

A meeting of the Board of Assessment Appeals was held in Meeting Room A

Present: Kate Jordan and Elizabeth Hirt, Assessor.

Absent: None

The meeting was called to order at 8:05 a.m. by Elizabeth Hirt and seconded by Kate Jordan.

Meeting is for information only with deliberations on March 29, 2023

New Business

Appeal of 155 Greenwood LLC- 155 Greenwood Avenue. Appellant did not appear for the hearing

Appeal of Eaton Aerospace LLC- 2 Durant Avenue – Shayne Jones from DuCharme, McMillen & Assoc. came to withdraw the appeal. They were satisfied with the market value of 2,700,000

Appeal of LHO Properties LLC- 18 Taylor Avenue – Shayne Jones from DuCharme, McMillen & Assoc. came to withdraw the appeal. They were satisfied with the market value of 1,080,900

Appeal of Bethel Health Care LLC-13 Parklawn Drive. Marci Silverman Esq. was not aware that the assessment had changed from the informal hearing with Tyler Technologies. The original value was 17,603,5000 and after additional documentation was provided it was changed to 16,621,600. Bethel Health Care estimate of value is 15,921,500

Appeal of Gajdosik, Marie-Ann – 25 Long Meadow Lane. House is in need of work. Bathroom is framed and the plumbing will need to be replaced. 22x33 room is unheated and used for storage. Ms. Gajdosik did provide photos of the condition.

Appeal of Starr Road Realty LLC- 8 Francis J Clarke Circle. Keith Sessler was comparing the land values for his comparables. 1 Francis J Clarke, 1 Grassy Plain St., & 1 Trowbridge. Although the Assessor's Office reviews the Cost, Income and sales approach to value. Most weight was put on the Income approach to value those properties. Town value is 1,414,500, appellants estimate of value 1,060,000.

Appeal of Nemco Limited Partnership- 124 Putnam Park Road- Appellant did not appear for the hearing.

Appeal of Courtney, Michael-10 Cortland Avenue. He thought the assessment had increased from 2021 to 2022. The Assessor explained that it was a five-year revaluation and the last assessment change town wide was in 2017. The towns assessment is 490,210 and the Appellants estimate of assessment is 430,000

Appeal of Pathange, Saawan- 32 Starr Lane. Mr. Pathange had an appraisal done for the revaluation. The appraisal stated there was a lack of comparable sales. The house sold for 875,000 in 10/02/2020. The appraisal estimate of value is 850,000.

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Appeal of Klaus & Karen Hartmann- 9 Whitney Road. There was a wood deck on the rear of the house and that had been removed. Klaus did provide pictures of the area where the deck was.

Appeal of Luhrs, John- 10-11 Nashville Road. He stated that there are inequities with neighboring properties. The town's market value is 368,400 and the appellants estimate of value is 309,000.

Appeal of CJ Star Nails & Spa Inc-106 Greenwood Avenue. Jing Ai Jin filed a Personal Property Declaration in 2020. The Assessor's office did not receive a 2021 or 2022 filing. The value filed in 2022 does not reconcile with her 2019 filing.

Appeal of Bruey, Jacquelyn- 10 Hudson Street. Ms. Bruey came in to talk about how her assessment had changed from 195,580 to 276,640.

Appeal of 7-Eleven Inc- 17 Stony Hill Road- Appellant did not appear for the hearing.

Appeal of AT&T Mobility LLC- Various locations- Appellant did not appear for the hearing.

Appeal of Jordan, Nicholas-22 Wolfpits Road. He stated that he does not have central air, but a split system that helps one room. The field card had 580 sf of finished basement and he only has 500. The town's assessment is 342,090 and the appellants estimate of assessment is 284,000

Appeal of Mazon Family LLC- 31 Hickok Avenue. Appellant feels the assessment is too high due to the location of the house on a sharp corner and neighbor fence very close. Town assessment is 213,920 appellants estimate of assessment is 180,000

Appeal of Mahchendra & Rustam Mahmudov- 22 Apollo Road. There are structural issues with the house that need to be fixed. The appellants did provide pictures. Town assessment is 423,500. Appellants estimate of assessment is 307,370

Appeal of Andrew & Robin Bjornson-72 Codfish Hill Road. Mr. Bjornson was questioning the increase of 40% for his property. Town's market value is 740,000 and the appellants estimate of value is 673,000.

The meeting room B was adjourned at 12:30 p.m. Kate Jordan made a motion to adjourn the meeting and was seconded by Elizabeth Hirt.