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Minutes of Board of Assessment Appeals Meeting
Meeting Room B of the Clifford J. Hurgin Municipal Center
1 School St. Bethel, CT 06801

March 18, 2023

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

Absent: None

The meeting was called to order at 8:00 AM by Chairman Bruce Cornwell

Old Business:

Bruce Cornwell moved to accept the minutes from the March 16, 2023 meeting. Katie Jordan seconded. All were in favor. The minutes were approved as presented.

Bobbi Lyon moved to split the March 18, 2023 appellants into two meeting rooms, A & B, to accommodate the number of appellants. Bruce Cornwell and Bobbi Lyon will be in Meeting Room B. Katie Jordan and Izzy Hirt will be in Meeting Room A. Katie Jordan seconded. All were in favor. The committee will hear appellants in two meeting rooms.

New Business:

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

1. **Christopher Rogers – 3 Prospect St.** Mr. Rogers believes the assessed value of his property is higher than it should be based on a water service pipe to another home on his property and that the 2 sheds listed for him are moveable and not permanent. His assessed value is \$158,340 and he did not give an amount for what he thinks it should be. The committee will deliberate on the matter on March 29, 2023.
2. **Lawrence Scura – 136 Rockwell Rd.** Mr. Scura believes the assessed value of his property is higher than it should be. He did not have any reasons, just that it was too high. He would like the assessed value to be changed from \$492,730 to \$400,000. The committee will deliberate on the matter on March 29, 2023.
3. **David Brown – 14 Katrina Cr.** Mr. Brown believes the appraised value of his property is higher than it should be based on the need for upgrades to the home. He provided ‘comps’ of other houses around him that didn’t have as steep an increase as his. He would like the market value to be changed from \$562,600 to \$500,00 - \$522,000. The committee will deliberate on the matter on March 29, 2023.
4. **Richard Watts – 17 Old Hawleyville Rd.** Mr. Brown believes the appraised value of his property is higher than it should be based on an appraisal he had done on March 2023. He provided a copy of the appraisal showing an appraised value of \$235,000. He would like the market value to be changed from \$375,600 to \$270,000. The committee will deliberate on the matter on March 29, 2023.

5. **Axel Camp – 12 Karen Dr.** Mr. Camp believes the appraised value of his property is higher than it should be based on new homes that are like his being appraised lower. He would like the market value to be changed from \$436,900 to \$400,000. The committee will deliberate on the matter on March 29, 2023.
6. **Anthony Nazarro – 5 properties**
 - a. **39/41 Hickok Ave.** Mr. Nazarro believes the appraised value of his property is higher than it should be based on an incorrect field card. The units at this property have only 2 bedrooms and 1 full bath. The field card has a total of 6 bedrooms and 3 full baths. He would like the market value to be changed from \$424,200 to \$315,000. The committee will deliberate on the matter on March 29, 2023.
 - b. **7A and B Golden Hill St.** Mr. Nazarro believes the appraised value of his property is higher than it should be based on the removal of the barn on the property. He would like the market value to be changed from \$338,900 to \$300,000. The committee will deliberate on the matter on March 29, 2023.
 - c. **19/21 Milwaukee Ave.** Mr. Nazarro believes the appraised value of his property is higher than it should be. He did not have any reasons. He would like the market value to be changed from \$365,500 to \$320,000. The committee will deliberate on the matter on March 29, 2023.
 - d. **6A & B Cawley Ave.** Mr. Nazarro believes the appraised value of his property is higher than it should be. He did not have any reasons. He would like the market value to be changed from \$362,300 to \$300,000. The committee will deliberate on the matter on March 29, 2023.
 - e. **8A & B Cawley Ave.** Mr. Nazarro believes the appraised value of his property is higher than it should be. He did not have any reasons. He would like the market value to be changed from \$373,400 to \$320,000. The committee will deliberate on the matter on March 29, 2023.
7. **Shailesh Tawade – 20 Apollo Rd.** Mr. Tawade believes the appraised value of his property is higher than it should be. He attempted to get an appraisal done before this meeting, but he was unable to schedule on in time. He would like the assessed value to be changed from \$424,340 to \$308,630. The committee will deliberate on the matter on March 29, 2023.
8. **Jeffery Warminsky – 145 Old Hawleyville Rd.** Mr. Warminsky believes the appraised value of his property is higher than it should be based on an appraisal he has from November 2021. He provided a copy of the report. He would like the market value to be changed from \$646,900 to \$515,000. The committee will deliberate on the matter on March 29, 2023.
9. **Philip Langin – 7 Putnam Park Rd.** Mr. Langin believes the appraised value of his property is higher than it should be based on an appraisal he has from April 2020. He provided a copy of the report. He also believes the dimensions are incorrect on the field card. He would like the market value to be changed from \$378,100 to \$285,100. The committee will deliberate on the matter on March 29, 2023.
10. **William and Sylvia Gaspar – 37 Chimney Dr.** Mrs. Gaspar believes the appraised value of her property is higher than it should be based on several discrepancies on the field card including the property being listed as a “total gut”, and her metal shed and deck are now gone. She would like the assessed value to be changed from \$417,200 to \$350,000. The committee will deliberate on the matter on March 29, 2023.

11. **George Pommer – 92 Milwaukee Ave.** Mr. Pommer was curious about how the assessment numbers were figured. Bruce Cornwell explained the process. Mr. Pommer did not have an estimated new assessment value. The town has his home assessed at \$265,020. The committee will deliberate on the matter on March 29, 2023.
12. **Jean Ruiz – 4 Fawn Rd.** Mr. Ruiz believes the appraised value of his property is lower than it should be based on sales of other like homes near him. He would like the market value to be changed from \$419,300 to \$480,000. The committee will deliberate on the matter on March 29, 2023.
13. **Mark Wagner – 80 Milwaukee Ave.** Mr. Wagner believes the appraised value of his property is higher than it should be based on the condition of his home and property. He provided pictures. He would like the assessed value to be changed from \$240,450 to \$180,000-\$200,000. The committee will deliberate on the matter on March 29, 2023.
14. **Omar Lahbabi – 33 Windaway Rd.** Mr. Lahbabi believes the appraised value of his property is higher than it should be based on work that needs to be done to the home. He provided estimates for the pool repair and kitchen ceiling leak repair. He would like the assessed value to be changed from \$306,670 to \$250,000. The committee will deliberate on the matter on March 29, 2023.
15. **Adam Tracy – 5 Phillip Dr.** Mr. Tracy believes the appraised value of his property is higher than it should be based on the condition of the home and property. He provided pictures and “comps”. He would like the market value to be changed from \$405,370 to \$334,771.50. The committee will deliberate on the matter on March 29, 2023.

Bruce Cornwell and Bobbi Lyon returned to Meeting Room A at 12:45PM

There being no further new business, Bobbi Lyon moved to adjourn the meeting. Katy Jordan seconded. All were in favor. Meeting was adjourned at 12:53PM

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