

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

1 School St. Bethel, CT 06801

March 23, 2023

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

Hirt, Assessor

Absent: None

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

Old Business:

Bobbi Lyon moved to accept the minutes from the March 18, 2023 meeting. Katie Jordan seconded. All were in favor. The minutes were approved as presented.

Katie Jordan moved to accept the minutes from the March 22, 2023 meeting. Bobbi Lyon seconded. All were in favor. The minutes were approved as presented.

New Business:

Bobbi Lyon moved to split the March 23, 2023 appellants into two meeting rooms, A & B, to accommodate the number of appellants. Izzy Hirt and Bobbi Lyon will be in Meeting Room A. Katie Jordan, Nora and Izzy Hirt will be in Meeting Room B. Katie Jordan seconded. All were in favor. The committee will hear appellants in two meeting rooms.

Ann and Dawson Hoeffel of 23 Redwood Rd. withdrew their appeal.

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

1. **Robert Hansen – 16 Forest Way.** Mr. Hansen believes the assessed value of his property is higher than it should be. He provided several “comps” and wanted to point out that his unit was a duplex not a stand alone. He would like the market value to be changed from \$511,300 to \$480,000. The committee will deliberate on the matter on March 29, 2023.
2. **Robert Lombardi – 10 Budd Dr.** Mr. Lombardi believes the assessed value of his property is higher than it should be. He provided several “comps” and pointed out that his assessed value was higher than other houses around him, but his market value was lower. He would like the assessed value to be changed from \$336,350 to \$277,881. The committee will deliberate on the matter on March 29, 2023.
3. **Onja Lee - 29 Cherry Ln.** Ms. Lee believes the assessed value of her property is higher than it should be. She provided two Zillow estimates of homes around her. She would like the assessed value to be changed from \$203,980 to \$130,000. The committee will deliberate on the matter on March 29, 2023.
4. **Justin deRubertis – 22 Starr Lane –** Mr. deRubertis believes the assessed value of his property is higher than it should be due to the condition of the house and the mechanicals. He provided a recent appraisal. He would like the market value to be changed from \$833,900 to \$750,000. The committee will deliberate on the matter on March 29, 2023.

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5. **John Symon – 12 Chestnut St.** – Mr. Symon believes the assessed value of his property is higher than it should be due to “comps” he provided. He also felt that certain items on the field card were incorrect. He does not have a carport. He will provide an engineering report to the Assessor’s office for his in-law apartment. He would like the assessed value to be changed from \$449,050 to \$350,000. The committee will deliberate on the matter on March 29, 2023.
6. **Joseph and Irene Santangelo – 7 Jacobs Ln.** – Mr. Santangelo believes the assessed value of his property is too high. He would like the market value to be changed from \$738,400 to \$700,000. The committee will deliberate on the matter on March 29, 2023.
7. **Alexander and Sandra Ruta – 140 Putnam Park Rd.** – Mr. Ruta believes the assessed value of his property is higher than it should be due to the condition of the home and the steep access road and driveway. He provided an appraisal. He would like the market value to be changed from \$707,700 to \$495,000. The committee will deliberate on the matter on March 29, 2023.
8. **A. Cor Kaptein – 76 Chestnut St.** – Mr. Kaptein believes the assessed value of his property is higher than it should be due to the condition of the house and the surrounding neighborhood. He would like the market value to be changed from \$260,900 to \$225,000. The committee will deliberate on the matter on March 29, 2023.
9. **Tina Lal – 38 Hunting Ridge Ln.** – Ms. Lal believes the assessed value of her property is higher than it should be due to a mistake on the field card that says she has a fireplace. She provided photos of her living room showing there is not a fireplace. He would like the market value to be changed from \$557,700 to \$536,560. The committee will deliberate on the matter on March 29, 2023.
10. **Giosino Lucadamo – 2 Woodlawn Dr.** – Mr. Lucadamo believes the assessed value of his property is higher than it should be due the condition of the home. Izzy Hirt suggested he bring pictures of the home to show the condition to the Assessor’s office. He would like the assessed value to be changed from \$299,740 to \$230,000. The committee will deliberate on the matter on March 29, 2023.
11. **Joseph DeSimone – 31 Shelly Rd.** – Mr. DeSimone believes the assessed value of his property is too high. He would like the assessed value to be changed from \$537,900 to \$400,000. The committee will deliberate on the matter on March 29, 2023.
12. **Gordon Flash – 124 Chestnut Ridge Rd.** He did not appear for his appeal.

Bruce Cornwell, Katie Jordan and Nora returned to Meeting Room A at 8:45PM

There being no further new business, Bobbi Lyon moved to adjourn the meeting. Katy Jordan seconded. All were in favor. Meeting was adjourned at 8:58PM

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