

Minutes of Board of Assessment Appeals Meeting

Clifford J. Hurgin Municipal Center

Meeting Room B

1 School St. Bethel, CT 06801

March 23, 2023

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TOWN CLERK
BETHEL, CT.

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

Absent: None

New Business:

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

1. **William and Suzanne Healy-51 Nashville Road Ext-** Mr. Healy stated the assessed value of his property is higher than it should be based on proximity to an Eversource project replacing power lines. There is an easement on the property. Mr. Healy provided pictures of the power lines and metal gate near his property. Mrs. Healy stated there is truck noise from the project. He would like the appraised value to be changed from \$458,400 to \$360,000. The committee will deliberate on the matter on March 29, 2023.
2. **Valentyna Mino-73 Deer Run** - Did not appear to Appeal Hearing
3. **Dawson and Ann Haffner-23 Redwood Drive**-Withdrew Appeal Application
4. **William Battle- 8 Philip Drive-** Mr. Battle discussed the appraisal he submitted with his application. He believes the appraiser's comparables are more accurate because it is based on houses sold. He indicated the inground pool is broken and will cost approximately \$45,000 to repair. He is considering filling it in later this year. He would like the market value to be changed from \$599,400 to \$525,000. The committee will deliberate on the matter on March 29, 2023.
5. **Subrata and Sanghamitva Das-25 Hidden Brook Drive-** Mr. Das stated he purchased his home in November 2022 for \$510,000. He said that before the house sold the appraisal changed to \$536,000 and the assessed amount to \$375,620.. He made no changes to the house. He would like the assessed value to be changed from \$375,620 to \$357,000. The committee will deliberate on the matter on March 29, 2023.
6. **Hernan Suquilanda, owner of Suquilanda, LLC-262 Greenwood Avenue-**Mr. Suquilanda stated he closed his business, Famous Cleaners, on September 21, 2022. He stated the building is empty. Bruce Cornwell reviewed the appeals application which included a Certificate of Dissolution of the LLC and pictures of the interior of the building. Mr. Suquilanda filed a late Personal Property Declaration. He wants to be removed from Personal Property. The committee will deliberate on the matter on March 29, 2023.
7. **Sergio Filho-19 Benson Road-** Did not appear for the Appeal Hearing

8. **Pasquale & Sandra Sarracco- 34 Milwaukee Avenue-** Did not appear for the Appeal Hearing
9. **Mathew Morais-14 Whippoorwill Road-** Mr. Morais stated he purchased his home just before the pandemic in 2019. He discussed the data on comparable sales he provided with his application. He believes the appraisal of his property should be between \$432,000 and \$450,000 based on the data he provided. He stated his house is 50 years old and there is wear and tear. He also provided a copy of an appraisal that was done after his application for appeal was submitted. He would like the market value to be changed from \$535,900 to 432,000. The committee will deliberate on the matter on March 29, 2023.
10. **David Miceli-60 Milwaukee Avenue -**Mr. Miceli stated that he believes the market value of his home should be \$459,000. He discussed his comparative market analysis that he provided with his appeal application. He indicated no comparable sold for over \$500,000. He discussed the condition of the property next door which he stated is a blighted property with a landscaping company onsite. He provided pictures of the view from his back deck. He indicated the diesel trucks and ten (10) cars for the residents/workers impact his property value. The committee will deliberate on the matter on March 29, 2023.
11. **Ann Marie Palmeiri-20 Greenwood Avenue-** . Ms. Palmeiri stated she purchased her home in 2017. She said the assessment increased 50% since the last revaluation in 2017 and there have been no major improvements done to her home. She discussed the research she did on Zillow and the state of the economy. She would like the assessed value to be changed from \$341,670 to \$248,343. The committee will deliberate on the matter on March 29, 2023.
12. **Ann Marie Palmeiri-Motor Vehicle 2019-2021 Municipal Tax Services-** Ms. Palmeiri indicated her NY registered vehicle was added onto Personal Property by Municipal Tax Services for 2019, 2020 and 2021. She stated the vehicle has 273,000 miles. She believes the value of the vehicle should be lowered due to the high mileage and the Kelley Blue Book value. She has paid the taxes on the vehicle and plans on registering it in the Summer of 2024. She wants the market value changed for 2019 to \$ 4387.00, for 2020 changed to \$4339.00 and for 2021 changed to \$4260.00. The committee will deliberate on the matter on March 29, 2023.

Respectfully submitted,
Nora Kelley
Recording Secretary, Board of Assessment Appeals