



Board of Assessment Appeals

Clifford J. Hurgin Municipal Center

1 School Street

Bethel, Connecticut 06801

Minutes of Special Meeting March 25, 2023 Board of Assessment Appeals

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

Present: Bruce Cornwell, Kate Jordan and Elizabeth Hirt, Assessor.

Absent: Bobbi Lyon

The meeting was called to order at 8:30 a.m. by Bruce Cornwell and seconded by Kate Jordan.

New Business

Appeal of Thanos Kamiliotis – 71 Putnam Park Road. House built in 1939. Mr. Kamiliotis stated the house needs many repairs. He did provide pictures of the interior & Exterior. Town value is 418,400. Mr. Kamiliotis estimate of value is 300,000

Appeal of Richard & Joanne Molden – 2 colonial Drive. Mr. Molden stated that he had an odd shaped lot and a fire path. Town value is 445,300. Mr. Molden estimate of value is 385,000

Appeal of Kenneth Konetski – 65 Hoyts Hill. There are no fixtures in one bathroom the other bathroom the toilet is cracked. There are several sections of the roof that need repair and there is water damage in the living room and kitchen ceiling. The exterior siding is down to the wood in sections. Town value is 340,000 and Mr. Konetski estimate of value is 256,760

Appeal of Waclaw Maliszewski – 94 Dodgingtown Road. Main beam in the house is sagging causing the interior walls sag. Windows are original and in dire need of replacement. He has replaced the roof. Mr. Maliszewski thinks it will need another 24,100 of work done. The town's value is 293,000

Appeal of Francis Oldham & Kaitlyn Mello – 20 Prospect Street. No work has been done on the property. Town value is 473,800 appellants estimate is 400,00. They stated they will try to get photos of condition of the house.

Appeal of Francis Oldham & Kaitlyn Mello – 13-15 Juniper Road. The heating and a/c are electric. Owner stated that there is one meter for both units and would cost 50,000-75,000 to convert to two meters. Rental Agreements are locked in. Town value is 424,600 and their estimate of value is 400,000

Appeal of Francis Oldham & Kaitlyn Mello – 50 Nashville Road. The town value is 426,500 and the appellants estimate of value is 410,000. Real Estate listing stated potential uses if for 12 single family homes or affordable condominiums.

Appeal of Francis Oldham & Kaitlyn Mello – 59 Sunset Hill Road. Town value is 996,200 and the appellants estimate of value is 825,000. They were asked to provide a copy of their appraisal at the time of purchase.

Appeal of Brian Kinas – 42 Shelley Road-Did not appear for his hearing

Appeal of Robert & Cynthia Texiera – 22 old Town Lane. Appellant stated front overhand is 2x18, shed is 10 x 14 and finished basement is 620 instead of 692. Town value is 576,100 and the appellants estimate of value is 491,397. The Texiera's purchased the property on 10/18/2022 for 575,000



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Appeal of Anthony Conde & Judy Haskins Conde—10 Old Dodgingtown Road. Owner stated that they have the smallest house on the street. Their garage is under the house not like some of the others that have a separate attached garage. Town value is 442,100 the appellant estimate of value is 342,860

Appeal of Ann Huminski—24 South Street. Third floor is rented out and renovated. First 2 floors are in the process of working on. Ms. Huminski had the roof replaced and still is leaking and causing water damage. Shed is only three sided for storage of wood. Town value is 749,100, appellants estimate of value is 550,000

Appeal of Alexandre DaSilva—55 Reservoir Street. Filed card has three bathrooms and there are only two. He does not have solar panels. Town value is 361,80, appellants estimate of value is 320,000

The meeting was adjourned at 12:00 p.m. Kate Jordan made a motion to adjourn the meeting and was seconded by Bruce Cornwell.