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TOWN CLERK
BETHEL, CT.

RETURN DATE: JULY 11, 2023 : SUPERIOR COURT

YOSEF AND MELISSA LAX, CO-TRUSTEES : J.D. OF DANBURY

OF THE LAX LIVING TRUST : AT DANBURY

V. : MAY 18, 2023

TOWN OF BETHEL :


APPEAL

TO THE SUPERIOR COURT IN AND FOR THE JUDICIAL DISTRICT OF DANBURY AT DANBURY on July 11, 2023, comes Yosef and Melissa Lax, as co-trustees of The Lax Living Trust, U/A dated February 24, 2022, 36 Aunt Patty’s Lane West, Bethel, Connecticut (the “Applicants”) appealing from the action of the Board of Assessment Appeals of the Town of Bethel pursuant to Conn. Gen. Stat. §12-117a, and applying for relief from the wrongful assessment pursuant to Conn. Gen. Stat. §12-119, and complain and say:

FIRST COUNT:

1. On October 1, 2022 (the “Assessment Date”), the Applicants were the owners of certain real property situated in the Town of Bethel generally known as 36 Aunt Patty’s Lane West (Parcel ID: 79 55 99-4) (the “Property”).
2. On October 1, 2022, the Assessor of the Town of Bethel (the “Assessor”) assessed the Property at \$705,950, indicating a fair market value of \$1,008,500.
3. The Assessor determined that all property shall be liable for taxation at 70% of its true and actual valuation on the Assessment Date. The valuation of the Property placed thereon by the Assessor was not that percentage of its true and actual value on the Assessment Date, but was grossly excessive, disproportionate and unlawful.

A TRUE COPY
 ATTEST



 GARY D. RENZ, State Marshal
 COUNTY OF FAIRFIELD

4. The Applicants appealed to the Board of Assessment Appeals of the Town of Bethel (the "Board") claiming to be aggrieved by the actions of the Assessor and offered to be sworn and to answer all questions concerning the Property.

5. By notice dated April 4, 2023, the Board reduced the assessment of the Property to \$693,420. That assessment still does not represent 70% of the true and actual value of the Property on the Assessment Date

6. The Applicants are aggrieved by the actions of the Board and bring this appeal pursuant to Conn. Gen. Stat. §12-117a.

SECOND COUNT:

1-5. Paragraphs 1 through 5 of the First Count are hereby incorporated and made paragraphs 1 through 5 of this Second Count as if fully set forth herein.

6. A tax was laid on the Property which tax was computed on the assessment which was manifestly excessive and could not have been arrived at except by disregarding the statutes for determining the valuation of property.

7. The Applicants are aggrieved by the valuation of the Assessor and bring this appeal pursuant to Conn. Gen. Stat. §12-119.


WHEREFORE, the Applicants demand the following relief:

1. That the assessment of the Property on the Assessment Date be reduced to 70% of its true and actual value;
2. Repayment to it of any overpayment of taxes made by Applicants;
3. Interest on such overpayment pursuant to Connecticut General Statutes §§ 12-117a and 37-3a;
4. Attorney's fees and costs pursuant to Connecticut General Statutes §§ 12-117a and 12-119; and
5. Such other and further relief as this Court may deem just and proper.

Dated at Danbury, Connecticut this 18th day of May, 2023.

THE APPLICANTS,

By: _____


Jason A. Buchsbaum, Esq.
COHEN AND WOLF, P.C.
158 Deer Hill Avenue
Danbury, CT 06810
Tele: (203) 792-2771
Fax: (203) 791-8149
Email: jbuchsbaum@cohenandwolf.com
Juris No. 100137

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CITATION AND RECOGNIZANCE

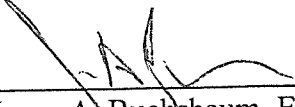
TO ANY PROPER OFFICER:

By authority of the State of Connecticut, you are hereby commanded to summon the **Town of Bethel**, 1 School Street, Bethel, Connecticut to appear before the Superior Court for the Judicial District of Danbury at Danbury on July 11, 2023, said appearance to be made by the Town of Bethel or its attorney by filing a written statement of appearance with the Clerk of such Court on or before the second day following the return date, then and there to answer unto the foregoing Appeal of Yosef and Melissa Lax.

Yosef and Melissa Lax, co-trustees of The Lax Living Trust, U/A dated February 24, 2022, 36 Aunt Patty's Lane West, Bethel, Connecticut as principals, and Kelly Reed of 158 Deer Hill Avenue, Danbury, Connecticut, as surety, are hereby recognized as jointly and severally bound unto said Town of Bethel in the sum of \$500 conditioned that the plaintiffs shall prosecute this appeal to effect and comply with and conform to the orders and decrees of the Court in the premises.

HEREOF, FAIL NOT, but due service make in the same manner as is required in case of a summons in a civil action, and due return make.

Dated at Danbury, Connecticut this 18th day of May, 2023.



Jason A. Buchsbaum, Esq.
Commissioner of the Superior Court