



MINUTES

BOARD OF ASSESSMENT APPEALS 2021 Supplemental Motor Vehicles, 2022 Personal Property and 2022 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Erick Rosengren, Board Member
Ann Marie Heering
Faye Laser Duquette
Thomas DeNoto, City Assessor
Michele Ososki, Secretary of the Board
John DiGiovanni, Deputy Assessor
Margaret Graffam, Administrative Clerk
Margaret Rodziewicz, Administrative Clerk
Emmanuel Lorenzo, Assessment Technician

The meeting was called to order at 3:00 p.m. on March 7, 2023, in the First and Second Floor Meeting Rooms Lower Level at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on:

- 507 Emmett Street, Unit #21; 507 Emmett Street, Unit #11; Lots #251-1 and #254-1 Vanderbilt Road; 22 Brookview Circle; 235 Fern Hill Road; 123 Goodwin Street; 103 Butternut Lane, Unit A; 193 Center Street; 94, 98, 104, and 110 Divinity Street; 75 High Street; 434 Jerome Avenue; 18 North Street; 110 Prospect Street; 37 & 78 Summer Street; 5 Willis Street; 231 Washington Street; 464 West Street; Lot #13 and #20 Warner Street; 132, 134, & 136 Rhoda Lane; 86 Fifth Street; 50 Melinda Lane; 63 Woodfield Road; 38 Center Street; 97 & 107 Newell Avenue; Lots #91 and #93 Farrell Avenue; 70 Broadview Street; 15 Delmar Drive; 24 Hollyberry Road; 444 and 454 West Street; 42 Summer Street; 347 Riverside Avenue; 15 and 17 Brookview Circle; 92 Andrews Street; 13 Fairfield Street; 5 Harper Court; 13 Stafford Avenue; 469 Waterbury Road; 118 Rockwell Avenue; 99 Fall Mountain Road; and 67 Violet Drive.

A motion was made by Erick Rosengren, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 5:00 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 6:00 p.m. on March 7, 2023.

- 37 Arlington Street; 410 Emmet Street, #17; 34 Ebert Drive, Unit #57; 66 Emmett Street, Unit #53; 53 Stearns Street; 198 Stevens Street; 311 Westwood Road; 221 and 242 High Street; 11-13 Woodbine Street; 25 Daley Street; 20 George Street; 31 Sheeran Road; 275 Silo Road; 416 South Street; 80 Broadview Street; 65 Council Ring Drive; 94 Grove Street; 18 Molzon Place; 100 Oakridge Road; 13 Reilly Place; 165 Ridge Road; 176 Main Street; 850 Jerome Avenue; 61 Carriage Road; 77 Lockhaven Road; 40 Matthews Street, Unit #47; 86 Maureen Drive; 19 Mines Road; 110 Park Street; 205 Summer Street; 54 Candy Lane; 410 Hart Street; 181 Hollyberry Road; 52 Irving Street; Unit #19; 130 Kenney Street; and 20 Knob Hill Lane.

A motion was made by Erick Rosengren, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 7:55 p.m.

The meeting was called to order at 10:30 a.m. on March 11, 2023 in the Temporary City Hall East, 150 Main Street, Bristol, Connecticut in Conference Room A at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 7, 2023 as follows:

1. 444 West Street – MBEH 14 NCM LLC
 - Appellant: Property is over-valued based upon its income and estimate of value per appellant is \$240,000.
 - Board: Petition Dismissed. No Show.
2. 454 West Street – MBEH 14 NCM LLC
 - Appellant: Property is over-valued based upon its income and estimate of value per appellant is \$240,000.
 - Board: Petition Dismissed. No Show.
3. 42 Summer Street – MBEH 14 NCM LLC
 - Appellant: Property is over-valued based upon its income and estimate of value per appellant is \$360,000.
 - Board: Petition Dismissed. No Show.

4. 347 Riverside Avenue – APG Realty, LLC
 - Appellant: Properties in the area suffer from ground contamination and unable to secure and/or obtain financing from any bank. Contamination clean-up and/or removal is costly.
 - Board: Petition Dismissed. No Show.
5. 15 Brookview Circle, Unit 11 – Glen & Jennifer Gaski
 - Appellant: The assessed value is too high and unit is within a condominium complex as they do not receive city services.
 - Board: Petition Dismissed. No Show.
6. 17 Brookview Circle, Unit #12 – Barbara A Gaski
 - Appellant: The assessed value is too high and unit is within a condominium complex which they do not receive city services.
 - Board: Petition Dismissed. No Show.
7. 92 Andrews Street – Shannon Lamar
 - Appellant: The assessed value is too high and comparable sales utilized are out of range.
 - Board: Petition Granted. Reduce Fair Market Value to \$184,000.
8. 13 Fairfield Street – Md Nurul Amin
 - Appellant: The assessed value is too high.
 - Board: Petition Denied. No evidence provided to the Board.
9. 13 Stafford Avenue – Shirline Andrews
 - Appellant: Value too high. Dwelling was originally constructed as a Barn.
 - Board: Petition Granted. Reduced Fair Market Value to \$188,640. Code corrected to under construction.
10. 469 Waterbury Road – Norman Ward
 - Appellant: Assessed value too high.
 - Board: Petition Granted. 25% Land Value adjustment – Fair Market Value is \$185,700.

11. 118 Rockwell Avenue – Yorguin Consuegra

- Appellant: Assessed Value is too high
- Board: Petition Granted. Added under construction for roof. New fair market value is \$212,900.

12. 99 Fall Mountain Road – Robert J. Cramer, Jr.

- Appellant: Submitted appraisal as of September 2, 2021. Not within the time frame for the appraisal to be valid for the Board to consider.
- Board: Denied

13. 67 Violet Drive – Tareq Al Ahmad

- Appellant: The roof is in poor condition. Appellant's estimated assessed value is \$150,000.
- Board: Petition Granted. Corrected kitchen condition to fair. Fair Market Value is \$266,500.

14. Lot #13 Warner Street – Starlet Snell and Terry Engel

- Appellant: Vacant Lot. Property still floods as the lot continuously has run-off from Wildwood Estates.
- Board: Petition Granted. Adjust land value by 5%. New Fair Market Value is \$15,600.

15. Lot #20-1 Warner Street – Starlet Snell and Terry Engel

- Appellant: Vacant Lot. Property still floods as the lot continuously has run-off from Wildwood Estates.
- Board: Petition Denied.

16. 176 Main Street – Michael Triplett

- Appellant: Property has environmental issues as registered with the State of Connecticut. The property only has two tenants and the other spaces require extensive renovations.
- Board: Petition Denied.

17. 850 Jerome Avenue – Michael Triplett

- Appellant: Purchase a blighted property. In the process of renovations but not completed at this time.
- Board: Petition Granted. Adjusted the under construction code from 100% to 75%. Fair Market Value reduced to \$250,400.

18. 61 Carriage Road – Michael Biadun

- Appellant: Assessed Value too high. No improvements made to the dwelling since 2009.
- Board: Petition Denied.

19. 77 Lockhaven Road – Jozeff Wolosz

- Appellant: Property Assessed Value is too high. Supplied comparable to the Board.
- Board: Petition Denied.

20. 40 Matthews Street, Unit #47 – Carolyn Cross

- Appellant: Assessed Value too high.
- Board: Petition Granted. Fair Market Value was reduced to \$69,100 before the grand list was signed.

21. 86 Maureen Drive – Judah Thomas

- Appellant: Assessed Value too high requesting a value of \$240,000.
- Board: Petition Denied.

22. 19 Mines Road – Pramod & Seema Pandey

- Appellant: Owner believes the Fair Market Value should be \$245,000. Also believes his street is a busier road and lower level of dwelling needs repair.
- Board: Petition Granted – Land value lower by 10%. New Fair Market Value is \$276,100. Reducing Assessed Value to \$193,270.

On March 11, 2023, Ann-Marie Heering excused herself at 12:15 p.m. from the deliberations.

23. 118 Rockwell Avenue – Yorguin Consuegra

- Appellant: Property purchase by owner on April of 2022 for \$162,000 (appraisal attached).
- Board: Petition Granted. Add under construction for roof. New Fair Market Value of \$212,800.

24. 99 Fall Mountain Road – Robert J. Cramer, Sr.

- Appellant: Appellant's estimated Fair Market Value is \$260,000.
- Board: Petition Denied.

25. 67 Violet Drive – Tareq Al-Ahmed

- Appellant: Owner believes the Assessed Value is \$150,000. Roof needs to be replaced.
- Board: Petition granted. Changed kitchen condition to fair. Fair Market Value is \$266,500 (corrected Assessed Value = \$186,550).

26. 132, 134 & 136 Rhoda Lane – Louis R. Duquette

- Appellant: Fair Market Value too high.
- Board: Petition Dismissed. Appellant did not show up for scheduled appointment.

27. 110 Park Street – Thomas & Barbara Lozier

- Appellant: Owner believes the new Fair Market Value does not reflect the property given the location of the property and neighboring properties.
- Board: Petition Denied.

28. 205 Summer Street – Thomas & Barbara Lozier

- Appellant: Owner believes the new Fair Market Value does not reflect the property given the location of the property and neighboring properties
- Board: Petition Denied.

29. 54 Candy Lane – Scott Murray

- Appellant: Tabled for further discussion on March 11th, 2023.
- Board: No decision until March 18, 2023

30. 410 Hart Street – Timothy Burns

- Appellant: Assessed Value too high.
- Board: Petition Denied.

31. 181 Hollyberry Road – Patrick Ptak

- Appellant: Inaccurate appraisal of dwelling. Provided comparables for the board to review. .
- Board: Petition Granted. Adjusted Fair Market Value to \$496,400.

32. 52 Irving Street, Unit #19 – Lynn Limeburner

- Appellant: Square Footage incorrect on assessor's card.
- Board: Petition Granted. Assessor's value conducted an interior inspection. Revised Fair Market Value to \$141,100.

33. 130 Kenney Street – Ralph Howe

- Appellant: Detached Garage incorrectly listed on assessor's card.
- Board: Petition Dismissed.

34. 20 Knob Hill Lane – Antoane Boysaw

- Appellant: Believes Fair Market Value should be \$415,000.
- Board: Petition Denied.

At 1:30 p.m. on March 11, 2023, Faye Laser Duquette and Emmanuel Lorenzo excused themselves from the deliberations.

35. 63 Woodfield Road – William Joseph Hadney

- Appellant: Homeowner scheduled an appointment with the Assessor on Monday, March 13, 2023. Tabled for further discussion on March 15th, 2023.
- Board: No decision until March 15, 2023.

36. 193 Center Street; 94, 98, 104 & 110 Divinity Street; 75 High Street; 434 Jerome Avenue; 18 North Street; 110 Prospect Street; 37 & 78 Summer Street; 5 Willis Street; 231 Washington Street; and 464 West Street:

- Appellant: Conflict of Interest – properties tabled for further discussion on March 18, 2023.
- Board: No decision until March 18th, 2023.

Shirley Salvatore recused herself from the meeting before deliberations were started on the following two vacant lots.

37. Lot #91 Farrell Avenue – Odell Realty, LLC

- Appellant: Non-buildable lot. Assessed value too high.
- Board: Petition Denied.

38. Lot #93 Farrell Avenue – Odell Realty, LLC

- Appellant: Non buildable lot. Assessed value too high.
- Board: Petition Denied

Shirley Salvatore resumed deliberations with the Board of Assessment Appeals.

39. 38 Center Street – Mark Chu of MSC Real Estate Trust

- Appellant: Disagrees with appraised value. Appellant's estimated fair market value is \$182,000.
- Board: Petition Denied.

40. 97 Newell Avenue – Mark Chu of Instant Property Solutions, LLC

- Appellant: Disagrees with appraised value. Appellant's estimated fair market value is \$140,000.
- Board: Petition Denied.

41. 107 Newell Avenue – Mark Chu of MSC Real Estate Trust

- Appellant: Disagrees with appraised value. Appellant's estimated fair market value is \$147,000.
- Board: Petition Denied.

42. 15 Delmar Drive – Grazyna Krupa

- Appellant: Feels Fair Market Should be \$285,000. New home but located in an older neighborhood, on a busy street and located next door to a farm. .
- Board: Petition Denied

43. 86 Fifth Street – Janice & Properties, LLC

- Appellant: Zoning Board of Appeals; as built 16 inches off site plan (need to remove corner of the house only) of meet Zoning requirements.
- Board: Petition Granted. Add under construction code due to site issues. Fair Market Value reduced to \$268,700.

44. Lot #253-1 Vanderbilt Road – Rosemarie J. Laviero

- Appellant: Assessor's cards have incorrect information in regards to public utilities available to the lot
- Board: Petition Denied.

45. Lot #254-1 Vanderbilt Road – John Laviero

- Appellant: Assessor's cards have incorrect information in regards to public utilities available to the lot.
- Board: Petition Denied.

46. 22 Brookview Circle – Jeffrey Boisvert

- Appellant: Assessed Value is higher than many essentially identical units within condominium complex.
- Board: Petition Denied.

47. 235 Fern Hill Road – Joseph & Sandra Bogdanski

- Appellant: Tabled for further discussion on March 11, 2023. No decision until March 15, 2023.

48. 123 Goodwin Street – Rudolph T. Ksiaskiewicz

- Appellant: Tabled for further discussion as the Board requested the Assessor's Office contact appellant to set-up an interior inspection.
- Board: No decision until March 15th, 2023

49. 50 Melinda Lane – Jeffrey Hayden

- Appellant: Assessed Value in excess of actual Fair Market Value by approximately \$58,000 based on comparable sales provided by the owner.
- Board: Petition Denied.

50. 103 Butternut Lane, Unit #A

- Appellant: Requesting his taxes be lowered. Chairperson explained the Board of Assessment Appeals procedure to appellant. At that time, the owner withdrew his appeal.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 3:47 p.m.

The meeting was called to order at 3:30 p.m. on March 15th in the Lower Level Meeting Rooms #1 and #2, 5 High Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 7, 2023 as follows:

51. 18 Molzon Place – Luis Hilerio, Jr.

- Appellant: Assessed Value too high. Appellant’s estimated assessed value is \$99,120.
- Board: Petition Denied

52. 63 Woodfield Road – William Joseph Hadney

- Appellant: Assessed value is excessive compared to neighboring dwellings. Appellant estimated assessed value is in the range of \$265,000 to \$275,000.
- Board: Petition Granted. Under construction code with a revised Fair Market Value of \$281,900.

53. 235 Fern Hill Road – Joseph and Sandra Bogdanski

- Appellant: Assessed value is too high as they live next door to a blighted dwelling. Appellant believes their Fair Market Value is \$320,000.
- Board: Petition Granted. Reduced Fair Market Value to \$347,260.

54. 221 High Street – Marlo Marrero Fernandez & Luis Fernandez

- Appellant: Assessed Value is too high.
- Board: Petition Granted. Reduced Fair Market Value is \$266,700.

55. 242 High Street – Marlo Marrero Fernandez & Luis Fernandez

- Appellant: Assessed Value is too high
- Board: Petition Denied.

56. 11-13 Woodbine Street – Marlo Marrero Fernandez & Luis Fernandez

- Appellant: Assessed Value is too high.
- Board: Petition Denied.

57. 25 Daley Street – Randal P. Dautrich

- Appellant: No upgrades or additions since the purchase of dwelling in 2004. Neighbor property is a blight issue also.
- Board: Petition Denied.

58. 20 George Street –

- Appellant: Homeowner states the dwelling is a two family. Assessor's card states the dwelling is a three family. Tabled for further discussion as the Board requested the Assessor's Office contact appellant to set-up an interior inspection.
- Board: No decision until March 21, 2023.

59. 31 Sheeran Road – Arthur Karl Gartman

- Appellant: Assessed Value too high.
- Board: Petition Dismissed – No show

60. 275 Silo Road – Vito Rubino

- Appellant: Assessed value is too high and lot contains wetlands.
- Board: Petition Denied

61. 416 South Street – Tanzim Seraj

- Appellant: Purchased dwelling October of 2021 with an itemized amount of repairs.
- Board: Petition Denied.

62. 37 Arlington Street – Agnieszka Wyskiel

- Appellant: Assessed value too high. Assessor's office conducted an interior inspection.
- Board: Petition Denied. Assessment staff inspection changed Fair Market Value to \$261,200. Value increased due to upgrades within dwelling. Board decision to leave value at previous valuation \$249,600 FMV.

63. 410 Emmett Street, Unit #17 – Agnieszka Wyskiel

- Appellant: Assessed Value is too high.
- Board: Petition Granted. Fair Market Value reduced to \$138,700.

64. 34 Ebert Drive, Unit #57 – Jan & Grazyna Krupa

- Appellant: Homeowner stated her unit is the smallest in the complex. Assessor's office conducted an interior inspection and stated there was a discrepancy on the assessor's card.
- Board: Petition Granted. Reduced Fair Market Value to \$132,100.

65. 66 Emmett Street, Unit #53 – Patricia E. Gerbase

- Appellant: Assessed value too high. Appellant's estimated value is \$25,000.
- Board: Petition Denied.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 5:07 p.m.

The meeting was called to order at 6:37 p.m. on March 15th in the Lower Level Meeting Rooms #1 and #2, 5 High Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 7, 2023 as follows:

66. 53 Stearns Street – Marinela Generowicz

- Appellant: Owner was informed the dwelling was a two family but was actually a three family. In the process of converting the dwelling to a two family via the Building Department.
- Board: Petition Granted. FMV \$202,900. Placed home under construction, as it is currently being updated after interior inspection conducted by Assessor's Office.

67. 198 Stevens Street – Ernest W. Schneider, Jr.

- Appellant: Homeowner stated many improvements are needed to upgrade the dwelling.
- Board: Petition Granted. Fair Market Value reduced to \$231,300.

68. 311 Westwood Road – Peter Barton and Cheri L. Bilodeau-Barton

- Appellant: Assessed value is too high. Assessor's office not taking into consideration that the attic space is unfinished.
- Board: Petition Granted. Reduced Fair Market Value to \$516,800.

69. 80 Broadview Street – Allen O. Massicotte

- Appellant: Owner suggests market value should be \$514,600. Also states that the dwelling sustained water damage. Assessor's office conducted an inspection on November 29, 2022 and changed the grade.
- Board: Petition Denied.

70. 65 Council Ring Drive – Rachel Malley

- Appellant: Property has no garage or shed on property. Furnace is in poor condition.
- Board: Petition Granted. Reduced Fair Market Value to \$225,800.

71. 226 Grove Street – David Porter

- Appellant: Assessed value high due to extensive outstanding furnace, roof, and mason pointing, plumbing issues.
- Board: Petition granted. Added under construction code.

72. 100 Oakridge Road – Hanna Wysocka

- Appellant: Assessed value too high. Owner purchased home December 25, 2022 for \$475,000.
- Board: Petition Denied.

73. 13 Reilly Place – Ryan C. Migliore

- Appellant: Foundation is in poor condition and a new roof is needed soon.
- Board: Petition Granted. Reduced Fair Market Value to \$349,200, placed under construction.

74. 165 Ridge Road – Margo Korytko

- Appellant: Interior of dwelling is in below average condition. No upgrades.
- Board: Petition Granted. Condition of dwelling placed under construction. Reduced Fair Market Value is \$240,600.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 7:50 p.m.

The following appeals were withdrawn:

- 103 Butternut Lane, Unit #A

Submitted by Michele A. Ososki, Secretary of the Board of Appeals



MINUTES

BOARD OF ASSESSMENT APPEALS 2021 Supplemental Motor Vehicles, 2022 Personal Property and 2022 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Erick Rosengren, Board Member
Ann Marie Heering, Temporary Board Member
Faye Laser Duquette, Temporary Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board
John DiGiovanni, Deputy Assessor
Margaret Graffam, Administrative Clerk
Margaret Rodziewicz, Administrative Clerk

The meeting was called to order at 3:00 p.m. on March 9, 2023, in the Lower Level Meeting Rooms #1 and #2 at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on March 9, 2022.

Personal Property: 179 Cross Street – Derek Paluch; Philip Lodovico Mason Contractor; Michael Gagnon – Out of State Motor Vehicles; 2021 Supplemental Motor Vehicle – Vanessa Aldridge; Income and Expense Reports: 150 Pine Street; 2 East Main Street; and 625 North Main Street, Units #1, #4 and #5; 6 Andrews Street; 923 Farmington Avenue; 70 Broadview Street; 61 Bellevue Avenue; 180 Riverside Avenue; 115 School Street; 5 Harper Court; 780 James P. Casey Road; 35 Bianca Road; 179 Bianca Road; 3 Driscoll Drive; 4 Driscoll Drive; 99 Farmington Avenue; 145 Farmington Avenue; 23 Norris Drive; 62 Norris Drive; 189 Surrey Drive; 41 Woodard Drive; 625 North Main Street, Units #1, #4 and #5; 150 Pine Street; 2 East Main Street; 572 Brook Street; 419 West Street; 179 Cross Street; 342 Lake Avenue; 585 Witches Rock Road; 750 Clark Avenue; 135 Shawn Drive; 150 Shawn Drive; 27 Fair Street; 321 Stonecrest Drive; 1660 Stafford Avenue; 52 Sheila Court; and 284 North Main Street;

A motion was made by Erick Rosengren, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at

A motion was made by Erick Rosengren, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 5:00 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 5:55 p.m. on March 9, 2023 and the following appeals were heard:

1350 & 1400 Farmington Avenue; 325 Oakland Street; 35 Bellevue Avenue; 100 Broderick Road; 223 Broad Street; 35 Commerce Drive; 700 Emmett Street; 72 Farmington Avenue; 1069 Farmington Avenue, 1182 Farmington Avenue; 1214 Farmington Avenue; 1461 Farmington Avenue; 33 High Street; 805 King Street; 24 Lincoln Avenue; 91 Pine Street; 4 Riverside Avenue; 65 Ronzo Road; 120 Terryville Road; 104 Wolcott Street; 7 Conlon Street; 218 West Street and 399 Hill Street – Personal Property.

A motion was made by Erick Rosengren, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 6:45 p.m.

The meeting was called to order at 10:35 a.m. on March 11, 2023 in the Temporary City Hall East, 150 Main Street, Bristol, Connecticut in Conference Room A at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 18, 2023 as follows:

Mary Alford and Erick Rosengren recused themselves from the deliberations at 10:36 a.m.

1. 193 Center Street – Buckley Farms
 - Appellant: Assessed Value too high, believes the assessed value should be \$150,000.
 - Board: Petition Denied.
2. 94 Divinity Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believe the assessed value should be \$160,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$258,900.
3. 98 Divinity Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$175,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$275,900 (2 dwellings)
4. 104 Divinity Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$150,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$216,700.

5. 110 Divinity Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$210,000.
 - Board: Petition Granted – Reduced Fair Market Value to \$357,400.
6. 75 High Street – Summer Holdings, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$185,000.
 - Board: Petition Denied.
7. 434 Jerome Avenue – Buckley Farms, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$200,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$328,150.
8. 18 North Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$180,000.
 - Board: Petition Denied.
9. 110 Prospect Street – Summer Holdings, LLC
 - Appellant: Assessed Value too high, believes the assessed value should be \$210,000.
 - Board: Petition Denied.
10. 37 Summer Street – David Haberfeld
 - Appellant: Assessed Value too high, believes the assessed value should be \$4,000.
 - Board: Petition Denied.
11. 231 Washington Street – Buckley Farms, LLC
 - Appellant: Assessed Value too high, believe the assessed value should be \$200,000.
 - Board: Petition Denied.
12. 464 West Street – 209 North Main Street, LLC
 - Appellant: Assessed Value too high, believe the assessed value should be \$100,000.
 - Board: Petition Denied.
13. 5 Willis Street – Haberfeld Enterprises, LLC
 - Appellant: Assessed Value too high, believe the assessed value should be \$110,000.
 - Board: Petition Denied.

Mary Alford and Erick Rosengren returned and the deliberations reconvened at 12:02 p.m.

14. 54 Candy Lane – Scott & Linda Murray

- Appellant: Assessed Value too high. The exterior of the dwelling needs to be updated.
- Board: Petition Granted per assessment staff inspection. Fair Market Value Reduced to \$255,700.

Faye Laser Duquette excused herself from the Deliberation Hearings at 12:07 p.m.

15. 5 Harper Court – Steven Kowaleski

- Appellant: Assessed Value too high.
- Board: Petition Granted. Reduced Fair Market Value to \$252,700.

16. Motor Vehicle Appeal – 2015 Chevrolet Equinox – Vanessa Aldridge

- Appellant: Assessed Value too high. Motor Vehicle is eight years old with 160,000 miles on it. Appellant's estimated value is \$5,800.
- Board: Petition Granted. Assessed Value has been reduced to \$7,760.

17. 284 North Main Street – EHDOC Anthony DeLorenzo Towers, Limited Partnership

- Appellant: Assessed Value too high.
- Board: Petition Denied.

18. 52 Sheila Court – Meridian Tower Associates, LP

- Appellant: Assessed Value too high.
- Board: Petition Denied.

19. 99 Farmington Avenue – Elk Bristol Commons, LLC
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high.
- Board: Petition Granted per agreement with assessor's staff. Reduced Fair Market Value to \$18,141,000.

20. 145 Farmington Avenue – Elk Bristol Commons LLC
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high.
- Board: Petition Granted per agreement with assessor's staff. Reduced Fair Market Value to \$3,997,100.

21. 35 Bianca Road – FAH Redstone Limited Partnership
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high. Appellant's estimated Fair Market Value is \$5,260,000.
- Board: Petition Denied.

22. 179 Bianca Road – FAH Redstone Limited Partnership
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high. Appellant's estimated Fair Market Value is \$5,260,000.
- Board: Petition Denied.

23. 3 Driscoll Drive – Housing Authority of the City of Bristol and Carabetta Management
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high. Appellant's estimated value is \$6,386,000 as entity.
- Board: Petition Denied.

24. 4 Driscoll Drive – Housing Authority of the City of Bristol and Carabetta Management
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high. Appellant's estimated value is \$6,386,000 as entity.
- Board: Petition Denied.

25. 48 Driscoll Drive – Housing Authority of the City of Bristol and Carabetta Management
Authorized Agent: John Eppenstein

- Appellant: Assessed Value too high. Appellant's estimated value is \$6,386,000 as entity.
- Board: Petition Denied.

26. 640 Wolcott Street – Jacqueline Canfield

- Appellant: Assessed Value too high. No improvements were made since purchase of property and garage in poor condition.
- Board: Petition Granted. Reduced Fair Market Value to \$185,100.

27. 780 James P. Casey Road – 780 JPC Road Holdings, I, II, III, IV, V, VI, LLC

- Appellant: Assessed Value too high. Appellant's estimated value is \$60,000,000.
- Board: Petition Denied.

28. 123 Goodwin Street – Rudolph T. Kziaskiewicz

- Appellant: Assessed Value too high. Appellant's estimated assessed value is \$157,360
- Board: Petition Granted. Interior inspection conducted by Assessor's Office and Fair Market Value has been reduced to \$199,500 and the home is placed under construction.

29. Personal Property – Derek Paluch – 179 Cross Street

- Appellant: Value placed on the two lifts is assessed high. Estimated value is \$2,595.
- Board: Petition Denied.

Erick Rosengren recused himself from the meeting at 12:37 p.m.

30. Personal Property – Philip Lodovico Mason Contractor

- Appellant: Assessed Value too high for personal property. Claims he only has a phone as personal property in Bristol.
- Board: Petition Denied.

Deliberations reconvened with Erick Rosengren at 12:40 p.m.

31. Income and Expense Reports – 150 Pine Street and 2 East Main Street – GP Financial

- Appellant: Income and Expense Report Penalty. Filed after the deadline.
- Board: Petition Dismissed – No Show.

32. Income and Expense Reports - 625 North Main Street – Units #1, #4 and #5 – Vick Lagace

- Appellant: Income and Expense Penalty – Filed after the deadline.
- Board: Petition Dismissed – No Show.

33. Personal Property – Michael Gagnon – Out of state registrations

- Appellant: Assessed Value too high. Appellant's claims they did not receive the personal property declaration in a timely manner.
- Board: Petition Granted. Assessed Value reduced to \$55,564.

34. 70 Broadview Street – Rickie S. Lassiter

- Appellant: Assessed Value too high. Appellant's estimated value is \$540,000.
- Board: Petition Denied.

35. 6 Andrews Street – LW Realty LLC – Michael Welsh

- Appellant: Assessed Value too high as the property is located within a Flood Zone and the soil is contaminated. Appellant's estimated value is \$215,000.
- Board: Petition Denied.

36. 923 Farmington Avenue – 923 Farmington Management, LLC

- Appellant: Assessed Value too high. Appellant's estimated value is \$450,000.
- Board: Petition Denied.

37. 61 Bellevue Avenue – EP Bristol Realty, LLC

Authorized Agent: Attorney Marci J. Silverman

- Appellant: Assessed Value too high. Appellant's estimated value is \$6,600,000.
- Board: Petition Denied.

38. 180 Riverside Avenue – 570 Main Street, LLC

Authorized Agent: Attorney Richard P. Lawlor

- Appellant: Assessed Value too high. Appellant's estimated value is \$220,472.
- Board: Petition Denied.

39. 5 Harper Court – Steven & Linda Kowaleski

- Appellant: Assessed Value too high. Appellant's estimated value is \$175,000.
- Board: Petition Granted. Reduced Fair Market Value to \$252,700.

40. 115 School Street - SBK, LLC

Authorized Agent: Attorney Richard P. Lawlor

- Appellant: Assessed Value too high. Appellant's estimated value is \$282,650.
- Board: Petition Denied.

41. 325 Oakland Street – Cedar-Bristol, LLC

Authorized Agent: Attorney Gregory F. Servodidio

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$1,000,000.
- Board: Petition Denied.

42. 1350 Farmington Avenue – Wal-Mart Real Estate Business Trust

Authorized Agent: Attorney Gregory F. Servodidio

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$200,000.
- Board: Petition Denied.

43. 1400 Farmington Avenue – Wal-Mart Real Estate Business Trust
Authorized Agent: Attorney Gregory F. Servodidio
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$8,600,000 (inclusive of 1350 Farmington Avenue).
 - Board: Petition Denied.
44. 35 Bellevue Avenue – Carriage Services of Connecticut, Inc.
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$991,000.
 - Board: Petition Denied.
45. 223 Broad Street – 223 Broad ST, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$2,008,000.
 - Board: Petition Denied.
46. 100 Broderick Road – Dacruz, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$1,366,000.
 - Board: Petition Denied.
47. 35 Commerce Drive – Kamen, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$880,000.
 - Board: Petition Denied.
48. 700 Emmett Street – Lab Security Systems Corp.
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$1,547,000.
 - Board: Petition Denied.

49. 72 Farmington Avenue – MCH Properties, LLC

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$1,080,000.
- Board: Petition Denied.

50. 1069 Farmington Avenue – Stephen J. Barberino Jr. & Mary Ann Hall Trustees

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$6,684,000.
- Board: Petition Denied.

51. 1182 Farmington Avenue – Bristol Developers, LLC

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$1,115,000.
- Board: Petition Denied.

52. 1214 Farmington Avenue – Route 6 Developers, LLC

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$12,428,000.
- Board: Petition Denied.

53. 1461 Farmington Avenue – Bristol Farms Associates, LLC

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$3,605,000.
- Board: Petition Denied.

54. 33 High Street – Z & D Properties, LLC

Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$624,000.
- Board: Petition Denied.

55. 805 King Street – Billbel, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$485,000.
 - Board: Petition Denied.
56. 24 Lincoln Avenue – Carriage Services of Connecticut, Inc.
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$740,000.
 - Board: Petition Denied.
57. 91 Pine Street – The Belinda Company, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$1,537,000.
 - Board: Petition Denied.
58. 4 Riverside Avenue – 4 Riverside Avenue LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$1,857,000.
 - Board: Petition Denied.
59. 65 Ronzo Road – F&F Realty of Bristol, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$832,000.
 - Board: Petition Denied.
60. 120 Terryville Road – RABR, LLC
Authorized Agent: David Johnson
- Appellant: Assessed Value too high. Appellant’s estimated fair market value is \$618,000.
 - Board: Petition Denied.

61. 104 Wolcott Street – Belman Holdings, LLC
Authorized Agent: David Johnson

- Appellant: Assessed Value too high. Appellant's estimated fair market value is \$190,000.
- Board: Petition Denied.

62. 218 West Street – Bristol 218 CT LLC

- Appellant: Valuation too high based on sales, income and/or cost approach. Appellant's estimated fair market value is \$600,000.
- Board: Petition Denied.

63. 7 Conlon Street – Conlon 7 BCT LLC

- Appellant: Valuation too high based on sales, income and/or cost approach. Appellant's estimated fair market value is \$200,000.
- Board: Petition Denied.

64. 399 Hill Street – DG Connecticut Solar III, LLC – Personal Property

- Appellant: Believes personal property on this property should be tax exempt (M-44 Forms).
- Board: Petition Denied.

65. 585 Witches Rock Road – Victor P. Palmisano

- Appellant: Assessed Value too high.
- Board: Petition Denied.

66. 750 Clark Avenue – The Russell Arthur G. Co., Inc.
Representative: Shayna Jones

- Appellant: Assessed Value exceeds Fair Market Value as of October 1, 2022. Information to be presented at time of hearing.
- Board: Petition Denied.

67. 135 Shawn Drive – Coppermine Housing Associates
Representative / Agent: Mr. Michael Flynn

- Appellant: Over valuation, provided information to the board.
- Board: Petition Denied.

68. 150 Shawn Drive – Coppermine Housing Associates.
Representative / Agent: Mr. Michael Flynn

- Appellant: Over-valuation, provided information to the board.
- Board: Petition Denied

69. 27 Fair Street – 23 Fair Street Property LLC
Representative / Agent: Attorney Paul J. Dorsi

- Appellant: Assessment does not reflect 70% of the Fair Market Value. The income of this nursing home facility has decreased and expenses have increased. An assessed value of \$1,200,000.
- Board: Petition Denied

70. 321 Stonecrest Drive – Sheriden Woods Landlord, LLC
Representative / Agent: Attorney Paul J. Dorsi

- Appellant: Assessment does not reflect 70% of the Fair Market Value. The income of this nursing home facility has decreased and expenses have increased. An assessed value of \$1,200,000.
- Board: Petition Denied.

71. 1660 Stafford Avenue – 1660 Stafford Avenue LLC
Representative / Agent: Attorney Paul J. Dorsi

- Appellant: Assessment does not reflect 70% of the Fair Market Value. The income of this nursing home facility has decreased and expenses have increased. An assessed value of \$1,200,000.
- Board: Petition Denied.

72. 179 Cross Street – Derek Paluch

- Appellant: The building does not have central air conditioning. Would like that removed from the Assessor's Card.
- Board: Petition Denied

73. 342 Lake Avenue – Derek Paluch

- Appellant: The owner believes the assessed value is too high.
- Board: Petition Denied

74. 419 West Street – Chrysalis Center Real Estate Corporation

- Appellant: Appellant believes they are entitled to an exemption per C.G.S. 12-81 (7).
- Board: Petition Denied

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 1:45 p.m.

The following appeals were deliberated by the Power of Board on March 9, 2023 :

75. 150 Dolphin Road and 215 Dolphin Road – Novo Precision, LLC and Novo Real Estate:

- Appellant: To correct DECD filing omission for both Real Estate and Personal Property.
- Board: Petition Granted. Real Estate: Reduced Fair Market Value = \$112,854. Personal Property: Petition Granted: New Assessment: \$264,149.

76. 59 North Main Street – Better Half Brewing

- Appellant: Adjust the assessment based on the business closing and brewing equipment being repossessed prior to the Assessment Date.
- Board: Petition Granted. Assessed Value Reduced.

77. Bristol Construction – 129 Mines Road

- Appellant: To correct incorrect Personal Property Filing by the taxpayer.
- Board: Petition Granted. New Assessment is \$33,280.

78. 240 Blakeslee Street – Laird Blakeslee, LLC

- Appellant: Assessor's Office conducted an interior inspection and agreed with the homeowner to reduce the value due to the overall condition of the dwelling.
- Board: Petition Granted.

79. 23 Laird Drive – Laird Blakeslee, LLC

- Appellant: Assessor's Office conducted an interior inspection and agreed with the homeowner to reduce the value due to the overall condition of the dwelling.
- Board: Petition Granted.

80. 268 Burton Street – Steven & Valerie Avritch

- Appellant: Homeowner called in regards to property card discrepancies. Interior inspection revealed a finished basement and finished second floor area.
- Board: Petition Granted. Fair Market Value Increased to \$343,200.

81. 157 Chapel Street – Jeanne M. Chartier

- Appellant: Assessor's Office conducted an interior inspection and agreed to change the value based on overall condition.
- Board: Petition Granted. Fair Market Value reduced to \$208,100.

82. 15 Crest Drive – Julian & Maria Para

- Appellant: Requested an interior inspection of the dwelling.
- Board: Petition Granted. Fair Market Value reduced to \$254,300.

83. 99 Farmington Avenue – Elk Bristol Commons LLC

- Appellant: Over-valuation of property.
- Board: Petition Granted. Assessor and owner came to an agreement.

84. 145 Farmington Avenue – Elk Bristol Commons LLC

- Appellant: Over-valuation of property.
- Board: Petition Granted. Assessor and owner came to an agreement.

85. 576 Farmington Avenue – Federal Realty Investment Trust

- Appellant: Assessment increase is not supported by property operations of current market conditions.
- Board: Petition Dismissed

86. 594 Farmington Avenue – Federal Realty Investment Trust

- Appellant: Property is experiencing excess vacancy and value appears higher than operations can support.
- Board: Petition Granted. Assessed Value Reduced to \$1,703,100.

87. 77 Goodwin Street – Laura M. Carter

- Appellant: Assessor's Office conducted an interior inspection and agreed with homeowner to reduce the Fair Market Value.
- Board: Petition Granted. Reduced Fair Market Value to \$139,650.

88. 107 Louisiana Avenue – Maryssa Tsohis

- Appellant: Assessor's Office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$230,500.

89. 70 Nicholas Drive, Unit B – Wendy Jordan

- Appellant: Assessor's Office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$120,000.

90. 760 Redstone Hill Road – Joseph A. Aparo, Jr.

- Appellant: Assessor's Office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$274,500.

91. 36 Roberts Street – Maria Acevedo

- Appellant: Assessor's office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$99,700.

92. 83 South Street – Harry & Jennifer Syring

- Appellant: Assessor's office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$188,910.

93. 290 Washington Street – Diana Kikulak

- Appellant: Assessor's office conducted an interior inspection and agreed with a change in value due to the overall condition.
- Board: Petition Granted. Reduced Fair Market Value to \$222,200.

DRAFT



MINUTES

BOARD OF ASSESSMENT APPEALS 2021 Supplemental Motor Vehicles, 2022 Personal Property and 2022 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Erick Rosengren, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

The meeting was called to order at 2:59 p.m. on March 15, 2023 in the Lower Level Meeting Room Numbers 1 and 2 at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on March 15, 2023.

39 Business Park Drive and 25 High Street; –

A motion was made by Erick Rosengren, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 3:40 p.m.

The meeting was called to order at 3:45 p.m. on March 15th, 2023, in the Lower Level Meeting Room Numbers 1 and 2 at the Bristol Public Library, 5 High Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 15, 2023 as follows:

1. 39 Business Park Drive – Bristol Warehouse, LLC
 - Appellant: Assessed Value Incorrect. Appellant's estimated fair market value is \$4,900,000.
 - Board: Petition Denied.
2. 25 High Street – Robert J. Krawiecki
 - Appellant: Assessed Value too high. Appellant's estimated fair market value is \$240,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$546,000.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 4:30 p.m.

The Board of Assessment Appeals heard the following evening proceedings and resumed at 5:59 p.m.

556 Witches Rock Road; 621 Witches Rock Road; 45 Laird Drive and 55 Laird Drive

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 7:00p.m.

The Board resumed the evening proceedings at 7:03 p.m. and the following appeals were deliberated on as follows:

3. 556 Witches Rock Road – Cheryl Ann Keough
 - Appellant: Assessed Value is too high as supported by an Appraisal supplied by the homeowner as of October 1, 2022.
 - Board: Tabled deliberation so an interior inspection could be performed by assessment staff on March 16th.
4. 621 Witches Rock Road – Richard Knight & Nadine Van Marter
 - Appellant: Assessed Value is too high. Appellant's estimated fair market value is \$425,000.
 - Board: Petition Granted. Reduced Fair Market Value to \$506,000.
5. 45 Laird Drive – 45 Laird Drive LLC – Steven Katsman
 - Appellant: Assessed Value is too high as the property needs some improvements. Appellant's estimated fair market value is \$325,000.
 - Board: Petition Denied.
6. 55 Laird Drive – 55 Laird Drive LLC – Steven Katsman
 - Appellant: Assessed Value is too high as the property needs some improvements. Appellant's estimated fair market value is \$325,000.
 - Board: Petition Denied.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 7:50 p.m.

Submitted by Michele A. Ososki, Secretary of the Board of Appeals



MINUTES

BOARD OF ASSESSMENT APPEALS 2021 Supplemental Motor Vehicles, 2022 Personal Property and 2022 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Erick Rosengren, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

The meeting was called to order at 3:00 p.m. on March 21, 2023 in the Lower Level Meeting Room #1 at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on March 21, 2023.

- 150 Woodland Street; 22 Pine Street; 123 Middle Street; 21 Main Street; 23 Main Street; and 791 Farmington Avenue

A motion was made by Erick Rosengren, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 3:40 p.m.

The Board of Assessment Appeals reconvened for its evening appeal hearings at 6:00 p.m. on March 21, 2023 and the following appeal was heard:

Mary Alford recusing herself at 5:15 pm from the hearing.

- 24 Hollyberry Road

A motion was made by Erick Rosengren, Board Member, to adjourn appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 5:14 p.m.

The meeting was called to order at 3:40 p.m. on March 21, 2023 in the Lower Level, First Floor Meeting Room at the Bristol Library, 5 High Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 21, 2023 as follows:

1. 20 George Street

- Appellant: Owner stated the property is no longer a three family as the third floor is utilized by the second floor apartment. Assessment Technician was granted an interior inspection and confirmed. The owner was informed to acquire a building permit in order for the property occupancy status be corrected.
- Board: Petition Granted. Reduced Fair Market Value to \$164,920.

2. 150 Woodland Street

- Appellant: Fair Market Value estimate is \$200,000. The roof is in poor condition and interior sidewalk also needs repairing.
- Board: Petition Granted. Fair Market Value is \$213,600.

3. 22 Pine Street (a.k.a. 20-A)

- Appellant: Assessment Value is too high; useable square footage is 34,000 square feet not 45,000; 30% vacancy rate over the last five years and layout and design is poor.
- Board: Petition Denied.

4. 123 Middle Street

- Appellant: Assessment Value is too high, small apartment on the second floor; not all office spaces is rented. Conversion to apartments requires a significant amount of renovations and expenses.
- Board: Petition Denied.

5. 21 Main Street

- Appellant: Overvalued and disproportionately assessed. Appellant's estimated value for Lots #58 and #59 is \$4,500,000.
- Board: Petition Denied

6. 25 Main Street

- Appellant: Overvalued and disproportionately assessed. Appellant's estimated value for Lots #58 and #59 is \$4,500,000.
- Board: Petition Denied

7. 701 Farmington Avenue

- Appellant: Overvalued and disproportionately assessed. Appellant's estimated value is \$1,000,000.
- Board: Petition Denied.

Faye Laser Duquette arrived at the deliberation at 4:00 p.m. on March 21, 2023 to assist. Erick Rosengren and Mary Alford recused themselves from the afternoon deliberations at 4:02 p.m. on March 21, 2023.

8. 78 Summer Street

- Appellant: Owner of property requested an interior inspection. Assessor conducted an interior inspection and addressed his findings to the Board.
- Board: Petition Granted. Fair Market Value is \$366,600.

Faye Laser Duquette recused herself from the deliberations at 4:12 p.m. Erik Rosengren and Mary Alford resumed the meeting at 4:13 p.m. A motion was made by Erick Rosengren, Board Member, to adjourn the deliberations with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 5:00 p.m.

The Board resumed its deliberations at the completion of the hearings at 5:14 p.m., as follows:

9. 24 Hollyberry Road

- Appellant: The appraisal and corresponding assessment are too high when compared to the size of the home and neighboring properties.
- Board: Petition Granted. Fair Market Value is \$522,800.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 5:41 p.m.

Submitted by Michele A. Ososki, Secretary of the Board of Appeals



MINUTES

BOARD OF ASSESSMENT APPEALS 2021 Supplemental Motor Vehicles, 2022 Personal Property and 2022 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Shirley Salvatore, Board Member
Erick Rosengren, Board Member
Thomas DeNoto, City Assessor
Michele A. Ososki, Secretary of the Board

The meeting was called to order at 4:18 p.m. on March 23, 2023 within the lower level meeting room number 1, at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on March 23, 2023.

- Lot #3 Christopher Street; Lot #2 Middle Street; Lot #4 Pine Street; Lot #5 Pine Street and Lot #42-12 Wolcott Road.

A motion was made by Erick Rosengren, Board Member, to adjourn the afternoon appeal hearings with a second to the motion made by Shirley Salvatore, Board Member and it was unanimous to adjourn hearings at 4:29 p.m.

The meeting was called to order at 4:31 p.m. March 23, 2023 within the lower level meeting room number 1, at the Bristol Public Library, 5 High Street, Bristol, Connecticut at which time the Board of Assessment Appeals began its deliberations following all the hearing appeals which were heard on March 23, 2023 as follows:

1. Lot #3 Christopher Street

- Appellant: Property valuation is too high.
- Board: Petition Granted. Fair Market Value reduced to \$58,640

2. Lot #4 Pine Street

- Appellant: Property valuation is too high. .
- Board: Petition Granted. Fair Market Value reduced to \$107,590.

3. Lot #5 Pine Street

- Appellant: Property valuation is too high.
- Board: Petition Granted. Fair Market Value reduced to \$67,440.

4. Lot #2 Middle Street

- Appellant: Property valuation is too high.
- Board: Petition Granted. Fair Market Value reduced to \$183,600.

5. Lot #42-12 Wolcott Road

- Appellant: Property valuation is too high.
- Board: Petition Denied.

A motion was made by Erick Rosengren to adjourn the deliberations with a second to the motion made by Shirley Salvatore and it was unanimous to adjourn hearings at 4:35 p.m.

Summary of appeals for the Board of Assessment Appeals for the Month of March:

Appeals Approved = 64
Appeals Denied = 97
Appeals Withdrawn = 6
Appeals Dismissed = 11
Total Appeals = 178

Submitted by Michele A. Ososki, Secretary of the Board of Appeals