



City of Bristol

Minutes

Board of Assessment Appeals **2016 Supplemental Motor Vehicles, 2017 Personal Property and 2017 Real Estate**

Members Present: Mary Alford, Chairperson
Shirley Salvatore, Board Member
Thomas Ragaini, Board Member
Thomas DeNoto, City Assessor
Susan Couture, Secretary to the Board
Janet Lewis, Administrative Assistant

The meeting was called to order at 1:27 p.m. on Tuesday, March 6, 2018 at the Bristol Public Library, 5 High Street, Bristol, Connecticut.

The Board heard the following appeals in the afternoon session on Tuesday, March 6, 2018:

Micklosky, Nancy – 537 Brook Street
Velaj, Tuete & Mark – 28 Porter Court
Papapietro, Mike – 138 Lexington Street & 323 Terryville Avenue
Kupec, Kevin – 72 Lakewood Circle
Girardin, Nora & Keith – For the Team Laundry, 365 Main Street, 209 Terryville Avenue, 25 West Street & 86 Wolcott Street
Crowley, Catherine – 335 Washington Street
Rotko, Liz – 189 Redstone Hill #11
Palazzo, Robert – 310 Redstone Hill Road, 326 Redstone Hill Road & 20 Sigourney Street
Elliott, Paul, Sr. – 144 Stafford Avenue
Yoddex, LLC – 10, 44, 56, 65, and 70 Pine Brook Terrace
Bristol Housing Authority – 3 Driscoll Drive, 4 Driscoll Drive, 48 Driscoll Drive, 23 Norris Drive, 62 Norris Drive and 41 Woodard Drive
Pequabuck Gold Club – 1191 Terryville Avenue
Sansone & Company, Johnson, David – 293 Lake Avenue, 150 Main Street, 61 East Main Street, 650 Farmington Avenue, 1069 Farmington Avenue, 220 Business Park Drive, 531 North Main Street, 35 Commerce Drive,

24 Lincoln Avenue, 35 Bellevue Avenue, 60 Crystal Pond Road,
& 923 Farmington Avenue
Chatham Lake One LLC – 60 Middle Street
Lamonico's Restaurant - 839 Farmington Avenue
Bristol Sports Center DST - 383 Middle Street
Krupa, Jan + Grazyna – 15 Delmar Drive
Sonic – 1379 Farmington Avenue
Rubino, Richard – 451 Divinity Street
23 Fair Street Properties – 27 Fair Street
Ouellette, Diane – 458 Broad Street
Martucci, Thomas – 107 Turtlebrook Lane
Pollack, Elliott, Esquire – 25 Main Street, 21 Main Street &
525 Farmington Avenue
Gallo, Debra – 306 Dorothy Road

The Board adjourned its appeal hearings at 4:30 p.m. on March 6, 2018.

The Board reconvened for its evening appeal hearings at 4:30 p.m. on Tuesday, March 6, 2018 and the following appeals were heard:

Delorenzo Towers – 284 North Main Street
Pierce, Glenn – 254 Terryville Road
Ouellette, Patricia – 122 Carol Drive
Whitford, Mark – 136 Empire Way
Ampofo, Adwasi – 339 West Washington Street
Sassu, John – 43 Rogers Road
Testa, Ed & Alice – 114 Perry Road
Triplett, Mike – 176 Main Street

The Board adjourned its appeal hearings at 6:30 p.m.

The Board reconvened for additional hearings at 1:30 p.m. on Thursday, March 8, 2018 at the Bristol Public Library, 5 High Street, Bristol, Connecticut and the following appeals were heard:

Wal-Mart Real Estate Funding V LLC – 1400 Farmington Avenue &
325 Oakland Street
Senese, John – Lot 7-12, 7-13 and 7-14 Woodland Street
Store Master Funding V, LLC – 470 Farmington Avenue
Della Bianca, Blake – Lot 65 Arcadia Road, Lot 67 Arcadia Road,
Lot 43-6, Lot 43-7, Lot 43-8 and Lot 43-9 Barnum Road,
Lot 91 and Lot 93 Farrell Avenue, Lot 43 and Lot 69 Rear Martin Road,
Lot 43Q Terryville Avenue
Gosselin, Amanda – 588 Burlington Avenue
Dorval, Andre & Maria – 80 Lakewood Circle

The Board adjourned its afternoon appeal hearings at 2:30 p.m. on March 8, 2018.

The Board then began its deliberations on the hearings heard at 3:00 p.m. on Thursday, March 8, 2018:

1. DellaBianca, Blake – Lot 65 Arcadia Road - Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 2012 value of 560.
2. DellaBiana, Blake – Lot 67 Arcadia Road - Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 500.
3. DellaBianca, Blake – Lot 43-6 Barnum Road – Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 2,500.
4. DellaBianca, Blake – Lot 43-7 Barnum Road – Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 2,000.
5. DellaBianca, Blake – Lot 43-8 Barnum Road – Petition Approved.
) Appellant: Value to high.
) Board: Reduce value to 1,500.
6. DellaBianca, Blake – Lot 43-9 Barnum Road – Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 1,000.
7. DellaBianca, Blake – Lot 91 Farrell Avenue - Petition Approved.
) Appellant: Value too high.
) Board: Topographic reduction of value to 2,500.
8. DellaBianca, Blake – Lot 93 Farrell Avenue – Petition Approved.
) Appellant: Value too high.
) Board: Topographic reduction of value to 1,500.
9. DellaBianca, Blake – Lot 43 Martin Road – Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 25,000.
10. DellaBianca, Blake – Lot 59 Martin Road – Petition Approved.
) Appellant: Value too high.
) Board: Reduce value to 560.

11. DellaBianca, Blake – Lot 69 Rear Martin Road – Petition Approved.
 -) Appellant: Value too high.
 -) Board: Reduce value to 560.
12. DellaBianca, Blake – Lot 43Q Terryville Avenue – Petition Approved.
 -) Appellant: Value too high.
 -) Board: Reduction of value to 25,000.
13. Senese, John – Lot 7-12 Woodland Street – Petition Approved.
 -) Appellant: New valuation is too high.
 -) Board: Reduction of value to 5,000.
14. Senese, John – Lot 7-13 Woodland Street – Petition Approved.
 -) Appellant: New valuation is too high.
 -) Board: Reduce value to 5,000.
15. Senese, John – Lot 7-14 Woodland Street – Petition Approved.
 -) Appellant: New valuation is too high.
 -) Board: Reduction of value to 5,000.
16. Dorval, Andre & Maria – 80 Lakewood Circle – Petition Denied.
 -) Appellant: Assessed lot value of \$180,120 is too high. Large portion of lot is in wetlands. Lot configuration makes lot substantially less valuable than other lots on Cedar Lake.
 -) Board: Denied.
17. Gosselin, Amanda – 588 Burlington Avenue – Petition Denied.
 -) Appellant: An increase in value of \$88,385 with minimal upgrades based on October 1st 2017 appraisal which relates to a 42.5% increase in value. This is not relative to the real estate market without substantial square footage, addition or remodels.
 -) Board: Denied.
18. Kupec, Kevin & Duska – 72 Lakewood Circle – Petition Approved.
 -) Appellant: Interior flooring changed from average to 100% hardwood floor for first floor and 100% ceramic flooring on second floor. Land is over-valued compared to my three neighbors on Lakewood Circle lakefront.
 -) Board: Change depreciation code to average and value to \$669,090.
19. Peer, Gary – 100 Lakewood Circle – Petition Denied.
 -) Appellant: Appraisal completed for Webster Bank for purpose of home equity line of credit and three different real estate websites all with much lower sale values.
 -) Board: Appellant did not appear, written testimony only.

20. Plymouth Realty LLC – 293 Lake Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
21. Webster Bank, National Association – 150 Main Street – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
22. FIC LLC – 61 East Main Street – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
23. CNC Real Estate Holdings, LLC – 650 Farmington Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
24. Barberino Stephen J., Jr. et al – 1069 Farmington Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
25. LLT Investments LLC – 220 Business Park Drive – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
26. Bristol Polish American CIT, Inc. – 531 North Main Street – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
27. Kamen, LLC – 35 Commerce Drive – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.
28. Carriage Services of Connecticut, Inc. – 24 Lincoln Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.

29. Carriage Services of Connecticut, Inc. – 35 Bellevue Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.

30. Rosemar Realty LLC – 60 Crystal Pond Place – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.

31. 923 Farmington Avenue LLC – 923 Farmington Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.

32. Chippen’s Hill Office Park, LLC – 625 Clark Avenue – Petition Denied.
 -) Appellant: Assessor’s calculation of fair market value exceeds the actual fair market value of the property.
 -) Board: Unauthorized Agent. Denied.

33. Housing Authority of the City of Bristol – 3 Driscoll Drive, 4 Driscoll Drive, 48 Driscoll Drive, 23 Norris Drive, 62 Norris Drive, and 41 Woodard Drive – Petition Denied.
 -) Appellant: Overvaluation. Taxpayer requests reconsideration of expense factors and capitalization rates used in the City’s income valuation models.
 -) Board: Denied.

34. Yoddex LLC %Ronex Corp – 10 Pine Brook Terrace, 44 Pine Brook Terrace, 56 Pine Brook Terrace, 65 Pine Brook Terrace and 70 Pine Brook Terrace – Petition Denied.
 -) Appellant: Overvaluation. Taxpayer requests reconsideration of expense factors and capitalization rates used in the City’s income valuation models.
 -) Board: Denied.

35. AN WG Bristol, LP – 525 Farmington Avenue – Petition Denied.
 -) Appellant: The property is overvalued and over assessed.
 -) Board: Denied.

36. 25 Main Bristol, LLC – 25 Main Street – Petition Denied.
 -) Appellant: The property is overvalued and over assessed.
 -) Board: Denied.

37. One Hundred Seven South St Corp. – 21 Main Street – Petition Denied.
) Appellant: The property is overvalued and over assessed.
) Board: Denied.
38. 23 Fair Street Property LLC – 27 Fair Street – Petition Denied.
) Appellant: Assessment does not reflect 70% of true market value as of date of revaluation.
) Board: Denied.
39. W/L Properties LLC – 1379 Farmington Avenue – Petition Denied.
) Appellant: Estimate of equipment is too high.
) Board: Denied.
40. Chatham Lake One LLC – 60 Middle Street – Petition Denied.
) Appellant: The property is overvalued and disproportionately assessed.
) Board: Denied.
41. Lamónico’s Restaurant Inc. et al – 839 Farmington Avenue – Petition Denied.
) Appellant: The property is overvalued.
) Board: Denied.
42. Bristol Sports Center DST – 383 Middle Street – Petition Denied.
) Appellant: The property is overvalued and disproportionately assessed.
) Board: Denied.
43. Cedar-Bristol LLC – 325 Oakland Street – Petition Denied.
) Appellant: The property is overvalued and over assessed.
) Board: Denied.
44. Wal-Mart Real Estate Business Trust – 1400 Farmington Avenue – Petition Denied.
) Appellant: The property is overvalued and over assessed.
) Board: Denied.
45. Store Master Funding V LLC – 470 Farmington Avenue – Petition Denied.
) Appellant: Overvaluation.
) Board: Denied.

The above deliberations on the appeals were concluded at 7:30 p.m. on Thursday, March 8, 2018.

The meeting was called to order at 1:30 p.m. on Wednesday, March 14, 2018 at the Bristol Public Library, 5 High Street, Bristol, Connecticut and the following members were present: Mary Alford, Chairperson, Shirley Salvatore, Thomas DeNoto and Janet

Lewis. Thomas Ragaini, Board Member and Susan Couture, Secretary were absent. The Board heard two additional hearings as follows:

Perugini, Mike – 60 Jacobs Street, 198 Park Street, 353 Park Street, and 372 Park Street

Shiwgowin, Davanand – 2008 Honda Odyssey

The Board adjourned its afternoon hearings at 2 p.m.

The deliberations on the following appeals then commenced at 2 p.m. on Wednesday, March 14, 2018, as follows:

1. Shiwgowin, Davanand – 2008 Honda Odyssey “379UTD” – Petition Approved.
) Appellant: Poor condition of vehicle and high mileage.
) Board: Reduce value to 3,000.
2. CPM Property Management, LLC – 60 Jacobs Street – Petition Denied.
) Appellant: Property over assessed.
) Board: Denied.
3. Perugini, Michael – 198 Park Street – Petition Denied.
) Appellant: Property over assessed.
) Board: Denied.
4. Perugini, Michael – 353 Park Street – Petition Denied.
) Appellant: Property over assessed.
) Board: Denied.
5. Perugini, Michael – 372 Park Street – Petition Approved.
) Appellant: Property over assessed.
) Board: Reduce value to 340,000.
6. Otis Elevator Company – Personal Property – 99 Century Dr – Petition Approved.
) Appellant: The personal property assessment is over-valued and is not indicative of fair market value.
) Board: Approved per file e-mail.
7. Otis Elevator Company – 2014, 2015 and 2016 Audits – Petition Approved.
) Appellant: Appeal is for the personal property tax audit covering the Grand List 10/1/2014, 10/1/2015 and 10/1/2016. The audit results contain assets that are part of the real property but are being assessed as personal property.
) Board: Approved per file e-mail.

8. EHDOC Anthony DeLorenzo Towers Limited Partnership – 284 North Main St –
Petition Denied.
 -) Appellant: Property value derived by income capitalization analysis is less than value assigned by assessor.
 -) Board: Denied.
9. For The Team Laundry – Personal Property Assessment - 25 West Street –
Petition Denied.
 -) Appellant: Property taxes too high.
 -) Board: Denied.
10. Girardin, Keith & Nora – 25 West Street – Petition Approved.
 -) Appellant: Property taxes too high.
 -) Board: Reduce appraised value to 251,100.
11. Girardin, Nora – 365 Main Street – Petition Denied.
 -) Appellant: Property taxes are too high.
 -) Board: Denied.
12. Girardin, Keith – 209 Terryville Avenue – Petition Approved.
 -) Appellant: Property taxes too high.
 -) Board: Change depreciation code to fair.
13. Girardin, Keith & Nora – 86 Wolcott Street – Petition Approved.
 -) Appellant: Property taxes too high.
 -) Board: Reduce value to 170,000.
14. Micloskey, Nancy & David – 537 Brook Street – Petition Approved.
 -) Appellant: The valuation is too high based on purchase price in April 2017. We did a “deed to merge” with our adjacent property at 537 Brook Street. Also, it is a high traffic area, in a flood zone, and in cleaning it up we are unable to remove all the buried debris from the demolition, keeps rising to the surface.
 -) Board: Reduce value to 5,000.
15. Ouellette, Patricia – 122 Carol Drive – Petition Approved.
 -) Appellant: New value too high for area. Home sales are not at this level. Inconsistency in value of similar plots in Bristol.
 -) Board: Add 8% functional obsolescence.

16. Velaj, Tuete & Mark – 28 Porter Court – Petition Approved.
 -) Appellant: Foreclosure purchase blighted property. Appealing 2016 Grand List assessment as of 3/22/17. City's value is 175,900 and purchase property at \$140,000.
 -) Board: As requested, change value to 140,000.

17. Sassu, John & Cathleen – 43 Rogers Road – Petition Approved.
 -) Appellant: Property was reassessed 10/2016 due to corrected revaluation – 175,630 to 178,570 to include additional bath. We feel this new increase of 16,450 one year later is excessive.
 -) Board: Change assessment to \$182,000.

18. Rotko, Elizabeth – 189 Redstone Hill #11 – Petition Denied.
 -) Appellant: I pay the same mill rate as other Bristol residents but as I live in a condo I do not get the benefits of public works trash pickup, recycling pickup, yard/leaf pickup, bulk pickup nor salt/snow plowing. I have no family in the school system and do not qualify for elderly property tax relief.
 -) Board: Denied.

19. Pequabuck Golf Club of Bristol – 1191 Terryville Avenue – Petition Denied.
 -) Appellant: Valuation is too high. Request valuation of 814,200 and assessed value to be 570,000.
 -) Board: Denied.

20. Ampofo, Akwasi – 339 West Washington Street – Petition Approved.
 -) Appellant: Moved out of home. Home renovated and put on market since 2012 and every year thereafter. House priced for \$215,000, but could not sell. I own another house in Bloomfield and the Bristol taxes are too high.
 -) Board: Reduce value to 180,000.

21. Martucci, Thomas & Marzena – 107 Turtlebrook Lane – Petition Approved.
 -) Appellant: Current resale of comparable unit in this association have sold for less than new value of 4 Brookview Circle. This was not included in analysis and other new units in comparison (Allentown units) are stand along units not duplex or quads.
 -) Board: Add 1% external obsolescence.

The Board adjourned its deliberations at 4:47 p.m. on Wednesday, March 14, 2018.

The meeting was called to order at 1:30 p.m. on Thursday, March 15, 2018 at the Bristol Public Library, 5 High Street, Bristol, Connecticut and the following members were present: Mary Alford, Chairperson, Thomas Ragaini, Thomas DeNoto and Susan Couture. Shirley Salvatore, Board Member, was absent. The Board deliberated on the remaining appeals as follows:

1. Pierce, Glenn – 254 Terryville Avenue – Petition Approved.
) Appellant: Income and Expense report filing penalty.
) Board: Refund Penalty.
2. Ouellette, Diane – 458 Broad Street – Petition Approved.
) Appellant: Property overvalued.
) Board: Reduce value to 62,960.
3. Krupa, Jan & Grazyna – 15 Delmar Drive – Petition Denied.
) Appellant: Home located 100 meters from a farm. We have gnats and other insects infesting our yard and exterior of home and have made impossible living conditions. Photos included.
) Board: Denied.
4. Rubino, Richard – 451 Divinity Street – Petition Denied.
) Appellant: Gross assessment is too high.
) Board: Denied.
5. Dorval, Andre & Maria – 80 Lakewood Circle – Petition Approved.
) Appellant: In response to initial Board decision letter, Appellant provided additional information and Board rescinded original decision.
) Board: Change land “c” factor to 0.70 topography and wetlands adjustment.
6. Gallo, Debra – 306 Dorothy Road – Petition Denied.
) Appellant: Since purchased home in 1986, replaced new windows, new roof, new 10’ x 13’ shed. Furnace replaced in 1990, deck added to house in 1986, minor chimney repair and security system installed.
) Board: Denied.
7. Palazzo, Robert – 20 Sigourney Street – Petition Approved.
) Appellant: Appraised value too high.
) Board: Change under construction code to 58%.
8. Palazzo, Robert – 326 Redstone Hill Road – Petition Approved.
) Appellant: Gross assessment is too high.
) Board: Change under construction code to 42%.
9. Palazzo, Robert – 310 Redstone Hill Road – Petition Approved.
) Appellant: Appraised value too high.
) Board: Change under construction code to 43%.

10. Elliott Paul J. Sr. – 144 Stafford Avenue – Petition Denied.
 -) Appellant: Assessment too high. Both sides of my property are homes in disarray and not kept in reasonable condition. I cannot find similar property for comparable.
 -) Board: No evidence presented to support Appellant’s request. Denied.

11. Crowley, Catherine + Biggs, Kenneth – 335 Washington Street – Petition Approved.
 -) Appellant: Home does not have a Certificate of Occupancy. City building official condemned. No heat, no water and non-working kitchen.
 -) Board: Change under construction code to 40%.

12. Whitford, Mark – 136 Empire Way – Petition Denied.
 -) Appellant: Neighbors house was decreased in appraised value. Property card over states square footage. Concrete walls decrease house by 88 square feet. Room over garage is not finished 698 square feet. Porch is not good for all seasons 256 square feet. Total square footage should be 3,152.
 -) Board: Denied.

13. Papapietro, Michael – 138 Lexington Street – Petition Denied.
 -) Appellant: Property value too high.
 -) Board: Denied.

14. Papapietro, Michael – 323 Terryville Avenue – Petition Approved.
 -) Appellant: Property value too high.
 -) Board: Change under construction code to 32%.

15. Trips 2, LLC – 176 Main Street – Petition Approved.
 -) Appellant: Building value listed far exceeds actual building appraised value, less environmental concerns and actual recent sale price.
 -) Board: Change 2016 and 2017 Grand List values to 110,000.

16. Magisano, Lorraine T et al – 114 Perry Road – Petition Denied.
 -) Appellant: Gross assessment too high.
 -) Board: Denied.

Mary Alford, Chairperson brought up one additional item for discussion. We should decide at the September 2018 hearings the March 2019 Board of Assessment Appeal dates for hearings so that we can book the rooms in an appropriate timeframe for those hearing dates. The Board would like a three-week time period reserved like this year to appropriately allow time for bad weather dates. Discussion was made on whether the Board would like to continue using the Bristol Public Library or go back to the Council Chambers at the Town Hall. The Board decided to continue that discussion at the September 2018 meeting for final decision.

The Board adjourned its meeting at 3:27 p.m.

The special meeting was called to order at 3:30 p.m. on Monday, March 19, 2018 at the Bristol Assessor's Office and the following members were present: Mary Alford, Chairperson, Thomas Ragaini, Thomas DeNoto and Susan Couture. Shirley Salvatore, Board Member, was absent. The Board deliberated on one remaining appeal as follows:

The property owned by Tom Martucci at 107 Turtlebrook Lane was deliberated on March 14, 2018 with a 1% external obsolescence. Per Tom DeNoto, the proposed adjusted value was not correct because two databases were used simultaneously. Additional review of all values in the Allentown Condominium complex revealed there were different style types from 1 to 9 for each of the condominiums with various square footage and features. Based on recent comparables and conversation with the realtor of the complex assessment staff will review sales and listings for the 2018 Grand List. Appellant wants \$222,700 value per application. Noting sales and listings, a 4% external obsolescence is applied.

1. Martucci, Thomas – 107 Turtlebrook Lane – Petition Approved.
 -) Appellant: Current resale of comparable unit in this association have sold for less than new value, such as 4 Brookview Circle. This was not included in analysis and other new units in comparison. Allentown units are stand-alone units not duplex or quads.
 -) Board: Approved with 4% external obsolescence. Change value to 232,700.

The Board adjourned its meeting at 3:42 p.m.

The following appeals were “no shows” and therefore all petitions were denied:

1. Ferry, Maynard – 159-163 Park Street
2. Van Gorder, Jen & Joe – 272 Candlewood Drive
3. Payne, Jeremy – 15 Spring Street
4. Rochester, Gary – 2004 Ford F150
5. Peers, Gary – 100 Lakewood Circle, written testimony only
6. Terry Enterprises – 20A Pine Street
7. Vayda, Neil – 25 Wooding Street

The following appeals were heard and decided by the Power of the Board in agreement with Appellant and assessment staff and granted as follows:

1. 31 Cawley Street – Per Assessor's e-mail, granted value for \$72,000.
2. 126 Harmony Road – Per Assessor's e-mail, granted value of \$240,200.
3. 26 Jennings Road – Per Assessor's e-mail, granted value of \$170,900.
4. 14 Prospect Place – Per Assessor's e-mail, granted value of \$173,500.

5. 615 Stevens Street – Per Assessor’s e-mail, granted value of \$235,200.

The following appeals were withdrawn:

- 103 Maureen Drive
- 102 South Street
- 74 Village Street
- 1 Willis Street

The following appeals were denied based on filing requirements of C.G.S. §12-111.

- 191 West Street
- 300 Broad Street
- Lot 8 Pine Street

Summary of Appeals:

Appeals Approved = 43

Appeals Denied = 53

Appeals Withdrawn = 4

Total Appeals = 100

Submitted by Susan Couture, Secretary of the Board of Assessment Appeals