



### Minutes of the March 21, 2023 Regular Meeting of the Board of Assessment Appeals

Members Present: Chris Mathieu, Ron White, Mark Simpson and Rich Higley, who left briefly for another meeting and returned at 5:15 PM.

Staff Present: David Gardner, Assessor and Marcy Miller, Assistant Assessor  
 Appellants

The board met in the Board of Education Conference Room, beginning at 5:00 PM.

The board took up the approval of the minutes of the March 20, 2023 regular meeting. C. Mathieu made and R. White seconded a motion to approve the minutes as presented, subject to correcting the date in the title from March 11 to March 20, 2023. Passed 4-0.

- 1) At 5:11-5:17 PM., the board heard the appeal of Environmental Contractor Supply, Inc., represented by its president, Lynne Greenwood on its 2022 personal property assessment. Ms. Greenwood presented a corrected declaration with a cover letter from the accountant explaining the error in the original declaration. C. Mathieu made and M. Simpson seconded a motion to accept the revised declaration. Passed 4-0.
- 2) Joseph Szerejko, Esq. of Murtha Cullina LLP, appeared on behalf of Carol Ficks on her property at 7 Belgravia Terrace. Mrs. Ficks and Mr. Ficks also attended and commented. M. Simpson made and R. Higley seconded a motion to change the class from A+ to A, with a resulting value of \$779,800. Passed 4-0.
- 3) At 5:42 PM, C. Scott Schwefel, Esq. appeared on behalf of Michelina Trienis on 12 Thatcher Terrace. When asked, Mr. Schwefel offered no information about the property and indicated that his purpose was to preserve his client's right to appeal to superior court. An appraisal was not yet available and it might not be available while the board was still in session. C. Mathieu made and R. White seconded a motion to deny the appeal. Passed 4-0.
- 4) Attorney Mark Balaban appeared on behalf of Yong Qing Liu on property at 34 Timberline Dr and 6 Grandview Dr 29C and on property of Rachel Wang and Yong Qing Liu at 5 Farmington Meadow Dr. and 15 Townsend Rd. Attorney Balaban indicated that the appeal on 6 Grandview Dr 29C is being withdrawn. He has appraisals ordered on the other three properties, but they are not yet complete other than a verbal estimate of \$200,000 for 5 Farmington Meadow Dr. The board deferred action pending receipt of the appraisals.
- 5) The board heard from Katrina and Dariusz Monko on their property at 62 Farmington Ridge Dr. A 718 square foot area identified on the sketch as 1 Story Frame over Basement (with 2 car basement garage) is an unfinished area above the basement level garage, and had been included in the total living area. The change corrected the total living area from 3,489 square feet to 2,771 square feet, with a resulting value of \$659,600. M. Simpson so moved and C. Mathieu seconded the motion, and it passed 4-0. Subsequently removing the cost of 2 basement garage bays further reduced the value to \$655,200.





- 6) The board heard from Jarmila Ruzek on her property at 24 Green Woods La. M. Simpson made and R. Higley seconded a motion to revalue the house in fair condition, rather than average condition, with a resulting value \$454,000. Passed 4-0.
- 7) The board heard from Scott Kluger of Hartford Baking Company on its personal property assessment. The board deferred action pending receipt of additional information from Mr. Kluger clarifying the leasehold improvement cost.
- 8) The board from Mark Chu of Instant Property Solutions, LLC on its property at 115 Mountain Rd (October 1 owner: Estate of Horst D. Scholz) and on his property at 107 Mountain Rd.
  - a) On the matter of the assessment of 115 Mountain Rd, C. Mathieu made and R. Higley seconded a motion to deny the appeal. Passed 4-0.
  - b) On the matter of the assessment of 107 Mountain Rd, R. White made and M. Simpson seconded a motion to deny the appeal. Passed 4-0.
- 9) The board heard the appeal of George Mathew on his property at 37 Basswood Rd. C. Mathieu made and M. Simpson seconded a motion to deny the appeal. Passed 4-0.
- 10) The board decided the appeal of Lisa Stambaugh, heard on March 20. M. Simpson made and R. White seconded a motion to value the house in fair condition, with a resulting value of \$512,400. Passed 4-0.

The board completed its deliberations and took action as noted above. R. White made and M. Simpson seconded a motion to adjourn. The meeting adjourned at 8:22 PM.

Respectfully submitted,

David Gardner, Assessor  
As clerk for the board

Subject to approval March 23, 2023, 4:03 PM  
Approved April 1, 2023.

