



Minutes of the April 14, 2023 Regular Meeting of the Board of Assessment Appeals

Members Present: Chris Mathieu, Ron White, Frank Gerratana
 Staff Present: David Gardner, Assessor and Marcy Miller, Assistant Assessor
 Appellants

Beginning at about 5:00 PM, the board met in Town Council Chamber. The motions are recorded with their corresponding appeal and not necessarily in chronological order, as the appeals are.

- 1) The board heard from Aliodija Moraon her property at 30 Paper Chase Drive. The board approved C. Mathieu's motion, F. Gerratana second, to reduce the condition from average to fair and to reduce the value to \$359,400. Passed 3-0.
- 2) The board heard from Thomas Brookman on his property at 850 Plainville Av Rear. The board voted to change the condition from average to fair and the value to \$379,100. Passed 3-0.
- 3) The board heard from Thomas Bookman on the property of Laura Bookman at 902 Plainville Av. C. Mathieu made and R. White seconded a motion to reduce the house condition to fair and to apply an additional -5% influence factor on the land for traffic, resulting in a total property value of \$269,300. Passed 3-0.
- 4) The board heard from Jun He on his property at 10 Talcott Ridge Rd, Unit H. The board approved C. Mathieu's motion, R. White second, to remove the duplicative fireplace opening from the listing, retaining the manufactured fireplace, and reduce the value of the unit to \$218,100. Passed 3-0.
- 5) The board heard from Pichay Mar on her property at 392 Scott Swamp Rd. R. White made and F. Gerratana seconded a motion to change the house condition from good to average, and to reduce the value to \$371,400. Passed 3-0.
- 6) The board heard from James Hudkins on his property at 2 Jefferson Crossing. Following discussion and comparisons to other properties the board approved R. White's motion, F. Gerratana second, to deny the appeal. Passed 3-0.
- 7) After hearing the appeal of 49 Mt Spring Revocable Trust on 49 Mt Spring Rd, C. Mathieu made and R. White seconded a motion to reduce the condition of the house and its attached structures to very good and the value to \$2,369,200. Passed 3-0.
- 8) The board Doris Fillion's appeal on her property at 28 West District Rd. C. Mathieu made and F. Gerratana seconded a motion apply -10% influence factor to house lot value. The resulting value is \$269,300. Passed 3-0.
- 9) The board heard from Kathleen Piccirillo on her property at 66 Portage Crossing. The board approved C. Mathieu's motion, F. Gerratana second to re-price the unfinished area above the garage as unfinished attic and to lower the condition of the house and its attached components from good to average, at a value of \$719,100. Passed 3-0.





10) The board from Howard Rosenfield on his property at 8 Fernhurst Drive, a saltbox style home. The assessor presented a revised property record card with a value as a saltbox rather than as a colonial with a reduction in value to \$862,700. C. Mathieu made and F. Gerratana seconded a motion to approve the revisions at a value of \$862,700. Passed 3-0.

The board recessed for about fifteen minutes beginning at 8:00 PM, following the last hearing and then resumed its deliberations.

The board approved R. White's motion, C. Mathieu second, to approve the minutes of the April 13, 2023 meeting as presented, 3-0.

The board completed its deliberations and took action as noted above.

R. White made and F. Gerratana seconded a motion to adjourn. Passed 3-0. The board adjourned at approximately 9:15PM.

Respectfully submitted,

David Gardner, Assessor
As clerk for the board

Subject to approval. First draft completed 4/15/2023 9:37 PM.
Corrected spelling in number from "att" to "at", 4/18/2023, 10:33 AM. -DG

