



Town of Suffield

Board of Assessment Appeals (BAA)

Suffield Town Hall – Upper Level Conference Room

83 Mountain Road, Suffield, CT

Tuesday, March 19, 2024 – 3 pm Regular Meeting Minutes

Members Present: Edward G. McAnaney and Ryan Walters

Members Absent: Krystal Holmes

1. Chairman McAnaney called the Regular Meeting to order at 3:05 pm.

2. **The following appeals from the October 1, 2023 Grand List were heard:**

Note that presiding Chairman McAnaney swore in each appellant and explained to each that the Board would review the data that was provided, deliberate and they would receive a letter with the Board's decision in a few weeks. He explained that if any appellant finds the Board's decision unsatisfactory, the appellant can appeal to the Connecticut Superior Court.

Donna Armata (Supplemental Motor Vehicle)

Ms. Armata stated that the 2015 Range Rover has 164,000+ miles on it. The vehicle has multiple problems with it and it was registered to their farm. The vehicle has an assessed value of \$20,480. The vehicle was sold on October 17, 2023 for \$6,000.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value to \$6,000 as of October 1, 2023 and to reduce the Fair Market Value as of October 1, 2022 to \$22,000. The \$22,000 is based on the average value at the beginning of 2022 and the sale price at the end of 2023. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

George Fields, 63 Mountain Road (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$517,600 to \$362,000 and the outbuildings from \$33,700 to \$27,300. There is no reduction in the land value of \$97,900. The overall Fair Market Value is reduced from \$649,200 to 487,200 which reduces the assessed value from \$454,400 to \$341,040. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

William Wilson 3405 Mountain Road (Real Estate)

Mr. Wilson provided pictures of both of his barns and the work needed to keep them from leaning. He is asking to adjust the value of each tobacco shed.

Deliberation

Chairman McAnaney made a motion to take the difference between the new and old assessed value and average the difference, thereby adjusting the Assessed Value per tobacco barn to \$12,000. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Xuanyi Tao & Zhengdao XU, 90 Brookside Drive (Real Estate)

Ms. Tao provided comps of similar homes to hers. Ms. Tao is asking them to lower their Fair Market Value. There have been no updates to the home since it was purchased in 2019.

Deliberation

Chairman McAnaney made a motion to reduce the overall condition from good to average. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

These minutes are not official until accepted at a subsequent meeting.

Matthew Falkowski, 805 Mountain Road (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$1,011,500 to \$858,300 thus adjusting the parcels Fair Market Value reduced from \$1,103,200 to \$950,000 which reduces the Assessed Value from \$772,240 to \$665,000. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Eastwoods Associates LLC – Matthew Falkowski, 123 Mountain Road (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$250,700 to \$233,600, thus reducing the parcels Fair Market Value from \$367,100 to \$233,600 which reduces the Assessed Value from \$256,970 to \$245,000. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Eastwoods Associates LLC – Matthew Falkowski, 11 High Street (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$664,000 to \$610,800, thus reducing the parcels Fair Market Value from \$803,200 to \$750,000 which reduces the overall Assessed Value from \$562,240 to \$525,000. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Eastwoods Associates LLC – Matthew Falkowski, 850 Thompsonville Road (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$463,800 to \$423,700, thus reducing the parcels Fair Market Value from \$622,100 to \$582,000 which reduces the overall Assessed Value from \$435,470 to \$407,400. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Falcor Homes Inc. – Matthew Falkowski, 2 S Grand Street (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from \$468,100 to \$349,000, thus reducing the parcels Fair Market Value from \$559,100 to \$440,000 which reduces the overall Assessed Value from \$391,370 to \$308,000. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

Suffield Village LLC – Matthew Falkowski, 68 Bridge Street (Real Estate)

There is a stipulation on this property.

Deliberation

Mr. Walters made a motion to reduce the Fair Market Value of the building from \$4,159,100 to \$3,368,500, thus reducing the parcels Fair Market Value from \$4,590,600 to \$3,800,000 which reduces the overall Assessed Value from \$3,213,420 to \$2,660,000. Chairman McAnaney seconded. All in favor; motion passed 2:0. The appeal was approved.

Babylon Realty LLC, 1221 Harvey Lane (Real Estate)

There is a stipulation on this property.

Deliberation

Chairman McAnaney made a motion to reduce the Fair Market Value of the building from to \$644,500 for 30% total of the property value. The Assessed Value of the property is reduced to \$855,500 for 30% of the total property value in Suffield. Mr. Walters seconded. All in favor; motion passed 2:0. The appeal was approved.

3. Chairman McAnaney made a motion to adjourn. Mr. Walters seconded. All in favor and the meeting adjourned at 4:40 pm.

Respectfully submitted,

Connie Irwin
Recording Secretary