



## Town of Suffield

Board of Assessment Appeals (BAA)  
Suffield Town Hall – Lower Level Conference Room  
83 Mountain Road, Suffield, CT

Wednesday, March 27, 2024 - 7 pm Regular Meeting Minutes

**Members Present:** Edward G. McAnaney, Krystal Holmes and Ryan Walters

**Members Absent:** None

1. Chairman McAnaney called the Special Meeting to order at 7:04 pm.
2. Minutes from March 19, 2024 Meeting – Chairman McAnaney made a motion to accept the minutes as written. Mr. Walters seconded. All in favor; motion passed 3:0.
3. **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.

### **Nancy Glass (Mariano), 12 Daventry Hill Lane (Real Estate)**

Ms. Glass has lived at this address since 1997 and is on the Board of Directors. A printout of comparable properties was shared with the Board. Ms. Glass feels that the base value and depreciation values are not consistent with other similar properties. Ms. Glass proposed a reduction for the square footage value from \$190 per square foot to \$170 per square foot and to change the Class from C+ to C. Assessor Lisa Trase corrected town card to reflect no finished loft and a reduction for noise due to proximity to highway. Ms. Glass indicated she felt she could sell her house for the current town market value.

#### **Deliberation**

Ms. Holmes made a motion that based on no additional evidence to further reduce the market value being provided the appeal was denied. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

### **Laurie Cariseo, 1 Ayreshire Court (Real Estate)**

Ms. Cariseo and Mr. Doug Fairway would like the square footage value to be reduced from \$190 per square foot to \$170 per square foot. Assessor Lisa Trase gave a 5% adjustment for highway noise. Ms. Cariseo and Mr. Fairway agreed that the condominium could be sold at the Fair Market Value noted on their property card.

#### **Deliberation**

Ms. Holmes made a motion to approve the 5% influence adjustment for highway noise, which needs to be reflected on the property card. There will be no further reduction. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

### **Mark Farrell, Robin Fisher, 1 Cheltenham Court (Real Estate)**

Appellant did not appear.

#### **Deliberation**

The appeal was denied.

### **Tara A. Lebel, 8 Cheltenham Court (Real Estate)**

The property card has been corrected due to a clerical error regarding the 3<sup>rd</sup> floor loft. The property owner is asking to change the class from C+ to C. Ms. Lebel agreed that the condominium could be sold at the Fair Market Value noted on their property card.

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

**Deliberation**

Ms. Holmes made a motion to change the date of the garage from 2008 to 1987. No further reductions for this property. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

**Colleen O. Busch, 11 Cheltenham Court (Real Estate)**

There has been an adjustment for this property. Assessor Lisa Trase reduced the Fair Market Value to \$224,500 which reduces the Assessed Value to \$157,150. The property card has been corrected due to a clerical error regarding the 3<sup>rd</sup> floor loft.

**Deliberation**

Ms. Holmes made a motion to change the date of the garage from 2008 to 1987. No further reductions for this property. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

**Althea Elizabeth Wright, 14 Cheltenham Court (Real Estate)**

The property card has been corrected due to a clerical error regarding the 3<sup>rd</sup> floor loft. Ms. Wright is asking to change the overall condition to average. She stated the finishes were poorly done, the bathroom caulking lead to leaks and the kitchen is original, it was just painted.

**Deliberation**

Ms. Holmes made a motion to change the overall condition from very good to good-very good. Mr. Walters seconded. All in favor; motion passed 3:0.

**Monae Gibson, 15 Cheltenham Court (Real Estate)**

Appellant did not appear.

**Deliberation**

The appeal was denied.

**Christina Venable, 13 Daventry Hill Lane (Real Estate)**

Agent Certification was presented by Nancy Glass Mariano. The property card for this property is correct. The current value is \$211,500 and is asking to reduce the square footage cost from \$190 per square foot to \$170 per square foot.

**Deliberation**

Ms. Holmes made a motion to change the date of the garage from 2008 to 1987. No further reductions for this property. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

**Nancy Torres, 2 Braintree Court (Real Estate)**

Appellant did not appear.

**Deliberation**

The appeal was denied.

**Michael & Sarah Wetmore, 7 Braintree Court (Real Estate)**

Assessor Lisa Trase has given a 5% reduction due to noise influence. Mr. Wetmore agreed that the condominium could be sold at the Fair Market Value noted on their property card.

**Deliberation**

Ms. Holmes made a motion to approve the 5% influence adjustment for noise, which needs to be reflected on the property card. There will be no further reduction. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

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**Barbara A. Dennigan, 9 Braintree Court (Real Estate)**

Agent Certification was presented by Nancy Glass Mariano. The property card for this property is correct. The current value is \$211,500 and is asking to reduce the square footage cost from \$190 per square foot to \$170 per square foot. Assessor Lisa Trase has given a 5% influence adjustment for noise.

**Deliberation**

Mr. Walters made a motion to approve the 5% influence adjustment for noise, which needs to be reflected on the property card. There will be no further reduction. Ms. Holmes seconded. All in favor; motion passed 3:0. The appeal was denied.

**Elizabeth Young, C/O Susan MacPherson, 13 Braintree Court (Real Estate)**

Ms. MacPherson is asking to reduce the square footage cost from \$190 per square foot to \$170 per square foot. Assessor Lisa Trase has given a 5% influence adjustment for highway noise.

**Deliberation**

Chairman McAnaney made a motion that based on no additional evidence provided by the property owner the appeal was denied. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

4. Ms. Holmes made a motion to adjourn. Chairman McAnaney seconded. All in favor and the meeting adjourned at 9:25 pm.

Respectfully submitted,

Connie Irwin  
Recording Secretary