



Town of Suffield

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

Thursday, March 28, 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 7:02 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.

Michael J. Marafito Esq., Pullman & Comley LLC, 98 Mountain Road (Real Estate)

Agent Certification was provided Attorney Marafito. The property was acquired in June 2022 and an income approach was provided.

Deliberation

Mr. Walters made a motion that due to the lack of evidence the appeal is denied. Ms. Holmes seconded. All in favor; motion passed 3:0. The appeal was denied.

Elliot B. Pollack Esq., Pullman & Comley LLC, 1 Firestone Drive (Real Estate)

Agent Certification was provided Attorney Marafito. The value increase is in question. Other businesses were compared with regard to square footage cost. The property owner is asking to have the Market Value back to the value prior to the revaluation.

Deliberation

Mr. Walters made a motion that due to the lack of evidence the appeal is denied. Ms. Holmes seconded. All in favor; motion passed 3:0. The appeal was denied.

Simona Trofimov, 162 Mountain Road (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the stipulation reducing the Fair Market Value from \$1,502,000 to \$1,281,000 and reducing the Assessed Value from \$1,051,540 to \$896,700. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was approved.

Frank C. & Lynaire L. Stanton, 109 S Grand Street (Real Estate)

Mrs. Stanton spoke with the Board regarding the blighted property next door which subsequently has a lien against her neighbor's property, Mr. William Morris residing at 101 S Grand Street. He currently owes the Town of Suffield \$448,000.

Deliberation

Ms. Holmes made a motion for the period of one assessment year to reduce the Fair Market Value by 5% with a reduction of \$13,300 bring the FMV from \$266,200 to \$247,570. The property card needs to be updated to reflect there is no whirlpool jetted tub, the siding on the home is aluminum not vinyl, and the date on the detached garage is 1900. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was approved.

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

Suzanne Richardson-White, 824 Newgate Road (Real Estate)

Appellant did not appear.

Deliberation

The appeal was denied.

Brian & Heather Casinghino, 75 Day Avenue (Real Estate)

Mr. Casinghino provided pictures showing water damage in the basement and exterior work needed for this rental property.

Deliberation

Mr. Walters made a motion that due to a lack of evidence the appeal is denied. Ms. Holmes seconded. All in favor; motion passed 3:0. The appeal was denied.

Robert F. Monette, 200 N Stone Street (Real Estate)

Mr. Monette had an informal hearing with eQuality and is asking for a reduction in the Fair Market Value. The shed on the property was added in 1980.

Deliberation

Ms. Holmes made a motion to reduce the condition of the property from good to average and update the property card to reflect the date of the shed to 1980. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was approved.

Kevin Zeller, 23 Kings Meadow Lane (Real Estate)

Appeal withdrawn by appellant.

Idalia Carvalho, 87 Stonegate Lane (Real Estate)

Ms. Carvalho stated that the property card is accurate and agreed that the Fair Market Value on the property is accurate.

Deliberation

Chairman McAnaney made a motion that the appeal is denied and the appellant agreed that the Fair Market Value is accurate. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

Virginia P. Metzger, 10 Somerwynd Lane (Real Estate)

Agent Certification was provided by Virginia Elder. The property owner is asking to reduce the Fair Market Value to \$300,000 based on age and fixed income. The date of the shed should be 1990 on the property card. The property owner is questioning if there is a senior discount based on her fixed income.

Deliberation

Mr. Walters made a motion due to lack of evidence and the appellant agreed that the Fair Market is accurate the appeal should be denied. The date of the shed needs to reflect 1990 on the property card. Chairman McAnaney seconded. Ms. Holmes voted no. Motion passed 2:1. The appeal was denied.

Eric Giupponi, 45 Sunset Drive (Real Estate)

Mr. Giupponi had an informal hearing with eQuality. No change was made. Mr. Giupponi agreed that he could get the Fair Market Value for the property.

Deliberation

Ms. Holmes made a motion that due to a lack of evidence and the appellant agreed that the Fair Market Value is accurate and that the appeal is denied. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was denied.

Adriana Garzon, 1120 Harvey Lane (R70524/R70523/R81501) (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the three stipulations for this property detailed below:

R70524 –The agreed upon 2023 Assessed Value of \$15,984,320 which includes a 10% penalty of \$1,453,120 for non-filing of an income & expense statement. The future assessments will be \$14,531,200 (or 70% of the agreed upon Fair Market Value of \$20,758,860.) The appeal was approved.

R70523 - The agreed upon 2023 Assessed Value of \$4,806,637 which includes a 10% penalty of \$436,967 for non-filing of an income & expense statement. The future assessments will be \$4,369,670 (or 70% of the agreed upon Fair Market Value of \$6,242,380.)

R81501 - The agreed upon 2023 Assessed Value of \$10,686,643 which includes a 10% penalty of \$971,513 for non-filing of an income & expense statement. The future assessments will be \$9,715,130 (or 70% of the agreed upon Fair Market Value of \$13,878,760.)

Chairman McAnaney made a motion to move previously tabled items, below, to complete deliberation at this meeting. Mr. Walters seconded. All in favor; motion passed 3:0.

Michael Correia C/O Ryan LLC, 228 Mountain Road (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the stipulation for the agreed upon 2023 Assessed Value of \$1,038,730 which includes a 10% penalty of \$94,430 for non-filing of an income & expense statement. Future assessments will be \$944,300 (or 70% of the agreed upon Fair Market Value of \$1,349,000.) Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was approved.

Michael Correia C/O Ryan LLC, Canal Road (R87519) (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the stipulation reducing the Fair Market Value from \$11,000 to \$9,660 and reducing the Assessed Value from \$7,700 to \$6,760. Mr. Walters seconded. All in favor; motion passed 3:0. The appeal was approved.

Michael Correia C/O Ryan LLC, 201 Canal Road (R87510) (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the stipulation reducing the Fair Market Value from \$531,900 to \$466,780 and reducing the Assessed Value from \$372,330 to \$326,750. Mr. Walter seconded. All in favor; motion passed 3:0. The appeal was approved.

Michael Correia C/O Ryan LLC, 7 Canal Road (R91195) (Real Estate)

There is a stipulation for this property.

Deliberation

Ms. Holmes made a motion to approve the stipulation reducing the Fair Market Value from \$14,587,500 to \$12,801,660 and reducing the Assessed Value from \$10,211,250 to \$8,961,160. Mr. Walter seconded. All in favor; motion passed 3:0. The appeal was approved.

3. Mr. Walters made a motion to adjourn. Ms. Holmes seconded. All in favor and the meeting adjourned at 9:27 pm.

Respectfully submitted,

Connie Irwin
Recording Secretary