

Town of Ellington

Board of Assessment Appeals Minutes & Actions

Thursday, February 20, 2025 Meeting, Ellington Town Hall, 55 Main Street, Ellington, CT
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Members and alternates present: Suren Thirumappan, Aston Blake, Norman Perkins (alternate), Joseph Malone (alternate, arrived at 6:13 PM). Also Present: John Rainaldi, Assessor

The meeting came to order at 6:04 PM

Assessor John Rainaldi thanked everyone for coming and gave an update on the Board of Assessment Appeals membership. Member Aston Blake's term expires in January 2027, member Suren Thirumappan's term expires in January 2026, there is one vacant member (Republican) term expiring in January 2028, Alternate Joseph Malone's term expires in January 2026, and alternate Norman Perkins's term expires in January 2027. There is one position (member) vacant. A resident recently expressed interest in the position, but did not submit an application.

Several housekeeping items were also discussed, including the amount of time per hearing, which is typically fifteen minutes, and using a timer during the hearings. Possibly recording the hearings in future years was discussed as well. Next year's BAA will be after a revaluation.

The biggest changes on the 2024 Grand List were due to the large decrease (over 14.2%, down over \$27.9 million) on the Motor Vehicle Grand List, this was due to a change in methodology, motor vehicles are now priced on a schedule using the original MSRP, minus depreciation, which is calculated in accordance with a set schedule. The Real Estate Grand List was up about \$2.86 million, net, after a \$5.0± million reduction was applied due to a new veteran's exemption. Both the change in the motor vehicle pricing and the new veteran's exemption were approved through the State Legislature.

There is a possibility that the BAA may need to hold addition hearings later in the spring of 2025. A proposed bill, if it passes, may revise the newly-enacted permanent and total veteran's exemption, and may allow anyone who is denied the exemption to file a BAA appeal in the spring of 2025. This bill may or may not pass into law.

Due to the vacancy of one BAA member, Aston Blake made a motion to appoint Norman Perkins to function as a member of the BAA for this meeting and the March 2025 meetings of the BAA. Suren Thirumappan seconded the motion. Joseph Malone will serve as the remaining alternate and will act in place of any absent BAA member, or in cases of a recusal by any BAA member. The motion passed unanimously.

Aston Blake made a motion to appoint Norman Perkins as the Chair of the Board of Assessment Appeals for this meeting and through the March 2025 hearings. Suren Thirumappan seconded the motion. The motion passed unanimously.

Norman Perkins made a motion to appoint Aston Blake as the Secretary of the Board of Assessment Appeals for this meeting and through the March 2025 hearings. Suren Thirumappan seconded the motion. The motion passed unanimously.

John Rainaldi then provided an overview of the appeals filed for the March 2025 hearing sessions, and the BAA scheduled the hearings as follows:

Hearings schedule for Monday, March 10, 2025:

6:15	Azam S. Ahmed	2017 Subaru Imprezza (2023 Motor Vehicle Supplemental Grand List)
6:30	Raymond L Halle	2023 Fisker Ocean (2023 Motor Vehicle Supplemental Grand List)
6:45	Alexis Tournaud	1970 Chevrolet C10 (2023 Motor Vehicle Supplemental Grand List)
7:00	ARKS LLC	ARKS LLC (personal property)
7:15	Phoenix Residential Solutions	Phoenix Res. Sol (personal property)
7:30	ARJI Ellington LLC	135 West Road (real estate)

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Hearings schedule for Tuesday, March 18, 2025:

6:15	Ryan Guilmette	Mett's Landscaping (personal property)
6:30	Nathaniel Hamilton	Wonderland Theatre (personal property)
6:45	Deborah & John Perrier	New England Green Homes (personal property)
7:00	William E Keohane	2 East Shore Road (real estate)
7:15	Hinckley Construction	Hinckley Const. PP (personal property, three year audit)
7:30	Hinckley Construction	Hinckley Const. PP (personal property, three year audit)
7:45	Connecticut Water Co.	CT Water Co. PP (personal property, three year audit)
8:00	Connecticut Water Co.	CT Water Co. PP (personal property, three year audit)

John Rainaldi indicated that the hearing notices will be sent within the next few days as they must be sent prior to the end of February, and the appellants must be given at least seven days advance notice for their hearings.

Norman Perkins made a motion to adjourn. Suren Thirumappan seconded the motion. Motion passed unanimously. The meeting adjourned at 6:55PM.

Respectfully submitted,



Aston Blake, Board of Assessment Appeals Secretary