

Town of Ellington, Board of Assessment Appeals (BAA) Minutes & Actions
Monday, March 10, 2025 Meeting, Ellington Town Hall, 55 Main Street, Ellington, CT

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Members and alternates present: Joseph Malone, Aston Blake, Suren Thirumappan, Norman Perkins; Also Present: John Rainaldi, Assessor (6:00 – 6:15; and during deliberations)

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ELLINGTON
TOWN CLERK

The meeting came to order at 6:00 PM

Assessor John Rainaldi provided a review of Bill 7067, which was passed through an Emergency Certification by the State Legislature two weeks ago and signed by the Governor on March 3, 2025. There are two changes to assessment, one is the depreciation schedule applied to the MSRP for the 2024 Grand List (and beyond), which originally passed in 2022 and was modified by a special session in 2024. The revised depreciation schedule is by local option. Ellington adopted the revised depreciation schedule on March 3, 2025. The other assessment item pertains to the permanent and total veterans' exemption, which passed in 2024, the revision adds "one hundred per cent" to the qualifying criteria, this is not by local option, it is mandatory. As a result, the BAA must meet again to hear any new appeals on the 2024 Grand List. This must happen between April 17, 2025 and May 2, 2025. The deadline for appeals to be filed is April 2, 2025. The BAA set a special meeting to hear appeals filed by April 2, 2025 on April 17, 2025, starting at 6:00 PM.

A motion to cancel the BAA's meeting schedule for March 12, 2025 as there were no hearings scheduled for that meeting and all of the March 10, 2025 hearings were decided. The motion was made by Aston Blake and seconded by Suren Thirumappan. Motion passed unanimously.

A motion to approve the minutes from the February 20, 2025 Board of Assessment Appeals meeting was made by Aston Blake and seconded by Suren Thirumappan. Motion passed unanimously.

John Rainaldi reviewed the March hearing process and went over technical aspect of the hearings. He requested that the BAA ask all participants in hearings to sign in on the provided sign in sheet; that all participants in hearings be sworn-in (attorneys do not have to be sworn-in). Each BAA member/alternate was provided with a note pad, a copy of the oath, and the hearing schedule. A timer was also provided to time the 15 minute hearings.

Appeals heard and deliberated:

6:15 PM hearing: Azam S. Ahmed, 2017 Subaru Impreza, 2023 Motor Vehicle Supplemental Grand List:
Decision: Denied- no proof to support reduction (Vote: 3-0)

6:30 PM hearing: Raymond L Halle, 2023 Fisker Ocean, 2023 Motor Vehicle Supplemental Grand List:
Decision: Denied- insufficient evidence for 2023 (Vote: 3-0)

6:45 PM hearing: Alexis Tournaud, 1970 Chevrolet C10 2023 Motor Vehicle Supplemental Grand List:
Decision: Approved to align with JD Power value (Vote: 3-0)

7:00 Pm hearing: ARKS LLC, 2024 Personal Property Grand List:
Decision: Denied- no show (Vote 3-0)

7:15 PM hearing: Phoenix Residential Solutions, 2024 Personal Property Grand List:
Decision: Approved- delete account for 2024 Grand List (Vote 3-0)

A motion to adjourn was made by Suren Thirumappan and seconded by Norman Perkins. Motion passed unanimously. The meeting adjourned at 7:42 PM.

Respectfully submitted,



Aston Blake, Board of Assessment Appeals Secretary