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Town of Suffield

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

Wednesday, March 4, 2026 - 5 pm Regular Meeting Minutes

Members Present: Edward G. McAnaney, Krystal Holmes, and Norman Noble

Members Absent: None

1. Chair McAnaney called the Regular Meeting to order at 5:00 pm.
2. Election of Chairperson – Ms. Holmes made a motion to nominate Mr. McAnaney as Chairman for the Board of Assessment Appeals. Mr. Noble seconded. All in favor; motion passed 3:0.
3. Board of Assessment Appeals Regular Meeting Minutes from September 16, 2025 – Ms. Holmes made a motion to accept the minutes as written. Chairman McAnaney seconded. Mr. Noble abstained. Motion passed.
4. Chair McAnaney swore in each appellant and explained to each that the Board would review the data that was provided, deliberate and will receive a letter with the Board's decision in a few weeks.

Jeannine Cairl – 634 Bridge Street (Personal Property)

Ms. Cairl believed her request for the farm machinery exemption for personal property was filed online until she received a letter from the Assessor's office. Ms. Cairl was informed that the penalty for the late filing could not be waived by the Board of Assessment Appeals, per state statute.

Deliberation

Ms. Holmes made a motion to approve the appeal and the declaration without waiving the 25% penalty. Mr. Noble seconded. All in favor; motion passed 3:0. The appeal was approved.

Enrique Alvarez – Retirement Doctor LLC (Personal Property)

Mr. Alvarez had Attorney Mark Blackaby as his representative. Attorney Blackaby stated that Mr. Alvarez is seeking to remove the computer from his declaration due to the item not being used for his business and was returned to where it was purchased.

Deliberation

Ms. Holmes made a motion to remove the computer from Mr. Alvarez's personal property declaration, thus reducing the declaration by \$3,721.19. Mr. Noble seconded. All in favor; motion passed 3:0. The appeal was approved.

Helen Kope – 1063 N Stone Street (Real Estate)

Mrs. Kope was present for the appeal and had Attorney Andrew Urbanowicz as her representative. Attorney Urbanowicz presented a survey map from 2003 showing the acreage however the map was not filed with the deed at the Town Hall. It is unclear if the property in question belongs to Mrs. Kope or Selier. The boundary dispute is not in the jurisdiction of the Board of Assessment Appeals.

Deliberation

Ms. Holmes made a motion to deny the appeal based on that the Board of Assessment Appeals does not have the authority to revise the boundaries between the Kope and Selier property, which is what Mrs. Kope is asking to have done. Mr. Noble seconded. All in favor; motion passed 3:0. The appeal was denied.

LND 2000 LLC – 140 S Main Street (Real Estate)

Mr. Jim McMahan and Attorney Amy Blume are disputing the interim change in value and classification. The land assessment increased from \$70,700 to \$158,620 and the building assessment increased from

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\$276,430 to \$316,540. The land classification was changed to apartment land. The building classification was changed from church masonry to apartment usage.

Deliberation

Mr. Noble made a motion to keep the land classification as apartment land with an assessed value of \$158,620 and the building classification as apartment usage with an assessed value of \$276,430 for a total assessed value of \$435,050. Ms. Holmes seconded. All in favor; motion passed 3:0. The appeal was approved.

MI 22 LLC – 156 S Main Street (Real Estate)

Mr. Jim McMahon and Attorney Amy Blume are disputing the change in values for the properties. Building #1 (former Rectory) was assessed at \$58,870 to \$285,740 and building #2 (former Convent) was assessed at \$33,600 to \$190,120. Mr. McMahon and Attorney Blume indicated that no work has been completed on building #1 and that the properties have gone from non-taxable to taxable. There was no dispute on the increase for building #2.

Deliberation

Ms. Holmes made a motion to deny the appeal based on the Assessor providing information showing that the Market Value on the property to be valid and the appellant did not provide a contrary valuation. Notice was given to the appellant regarding the change in value. Chairman McAnaney modified the motion stating that the Board of Assessment Appeals finds the Fair Market Values for building #1 (former Rectory) of \$408,200, building #2 (former Convent) of \$271,600, and the land of \$122,700. The 2023 Reval reflected the market values of building #1 (former Rectory) at \$84,100 and building #2 (former Convent) being valued at \$48,000. Mr. Noble seconded. All in favor; motion passed 3:0. The appeal was denied.

Halladay Brother LLC – 168 Halladay Ave W (Personal Property)

Mr. Doug Halladay, Jr., did not file his personal property declaration in a timely manner. Mr. Halladay was informed that the penalty for the late filing cannot be waived by the Board of Assessment Appeals, per state statute.

Deliberation

Ms. Holmes made a motion to approve the appeal and the declaration without waiving the 25% penalty. Mr. Noble seconded. All in favor; motion passed 3:0. The appeal was approved.

Lasa Extract LLC – Lasa Extract LLC (Personal Property)

Appellant did not appear.

Deliberation

The appeal was denied.

5. Ms. Holmes made a motion to adjourn. Mr. Noble seconded. All in favor and the meeting adjourned at 7:46 pm.

Respectfully submitted,

Connie Irwin
Recording Secretary