

Town of Ellington

Board of Assessment Appeals (BAA) Minutes & Actions

**Monday, March 23, 2026 Special Meeting, Ellington Town Hall, 55 Main Street, Ellington
CT**

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TOWN CLERK

Member present: Aston Blake, Suren Thirumappan, Lisa Rice

The meeting came to order at 6:00 PM

The Board heard one appeal for JPM Enterprises at 6:00 PM. 2022, 2023 and 2024 Personal Property Grand Lists. Decision: Appeals were denied, insufficient evidence. (Vote 3-0)

The Board then deliberated on appeals heard in prior meetings.

Appeals deliberated:

106 West Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$385,000 (Vote 3-0)

12 East Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$760,270 (Vote 3-0)

131 West Shore Rd. 2025 Real Estate Grand List:

Decision: Appeal Denied, insufficient evidence. No change in assessment (Vote 3-0)

18 Lakeview Ave. 2025 Real Estate Grand List:

Decision: Appeal Denied, insufficient evidence. No Change in assessment (Vote 3-0)

87 West Rd. 2025 Real Estate Grand List:

Decision: Appeal Denied, insufficient evidence. No Change in assessment (Vote 3-0)

89 West Rd. 2025 Real Estate Grand List:

Decision: Appeal Denied, beyond the scope of our expertise. (Vote 3-0)

101 Orchard St. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$111,650 (Vote 3-0)

113 Main St. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$411,040 (Vote 3-0)

Ellington Ave (020 001 0000). 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$32,270 (Vote 3-0)

21 Ellington Ave. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$242,700 (Vote 3-0)

5 Crystal Ball Court. 2025 Real Estate Grand List:

Decision: Appeal denied, insufficient evidence (Vote 3-0)

2 Church St. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

40 Aborn Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, insufficient evidence (Vote 3-0)

30 East Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$461,727 (Vote 3-0)

40 Ludwig Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$193,780 (Vote 3-0)

109 Hopkins Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$228,480 (Vote 3-0)

5 Quarter Horse Dr. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$717,010 (Vote 3-0)

5 Viewpoint Lane. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

2 East Shore Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

70 West Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, insufficient evidence. (Vote 3-0)

3 Main St. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

398 Somers Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

99 West Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

113 Windermere Ave. 2025 Real Estate Grand List:

Decision: Appeal denied, insufficient evidence. (Vote 3-0)

8 Oakwood Circle. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$263,830 (Vote 3-0)

40 Kibbe Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$439,670 (Vote 3-0)

74 Hillside Dr. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$310,100 (Vote 3-0)

100 Ellington Ave. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$288,470 (Vote 3-0)

8 East Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$232,988 (Vote 3-0)

114 West Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$260,673 (Vote 3-0)

36 Aborn Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, insufficient evidence. (Vote 3-0)

112 West Shore Rd. 2025 Real Estate Grand List:

Decision: Reduce assessed value to \$197,022 (Vote 3-0)

143 Sadds Mill Rd. 2025 Real Estate Grand List:

Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

Green Rd (101 003 0000). 2025 Real Estate Grand List:
Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

133 Sadds Mill Rd. 2025 Real Estate Grand List:
Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

Green Rd (101 001 0000). 2025 Real Estate Grand List:
Decision: Appeal denied, beyond the scope of our expertise. (Vote 3-0)

5 Kibbe Rd. 2025 Real Estate Grand List:
Decision: Reduce assessed value to \$223,580 (Vote 3-0)

Ellington Quick Mart. 2022, 2023, 2024 Personal Property Grand Lists:
Decision: Appeal Denied, insufficient evidence. (Vote 3-0)

220 Abbott Rd. 2025 Real Estate Grand List:
Decision: Reduce assessed value to \$1,050,700 (Vote 3-0)

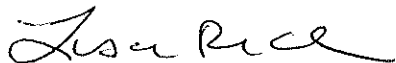
108 Main St. 2025 Real Estate Grand List:
Decision: Reduce assessed value to \$240,870 (Vote 3-0)

Flavors of Nawab LLC. 2025, 2024, 2023, 2022 Personal Property Grand Lists:
Decision: Appeal Denied, insufficient evidence. (Vote 3-0)

2 Florence Ave. 2025 Real Estate Grand List:
Decision: Reduce assessed value to \$515,060 (Vote 3-0)

A motion to adjourn was made by Aston Blake and a second by Suren Thirumappan. Motion passed unanimously. The meeting adjourned at 10:15 PM.

Respectfully submitted,



Lisa Rice, Board of Assessment Appeals Member