



INSTR # M2022000297  
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DEBORAH SZEGEDI  
TOWN CLERK  
EASTON CT

MEETING MINUTES  
BOARD OF ASSESSMENT APPEALS  
SPECIAL MEETING  
REAL ESTATE & PERSONAL PROPERTY

TUESDAY, APRIL 19, 2022  
5:00 PM

ASSESSOR'S OFFICE – TOWN HALL,  
225 CENTER RD, EASTON, CT

Members Present: Adam Bonoff, Scott Charmoy, Gayle Worthington, Lise Fleutte, John Miranda, Thomas Schick. Rachel Maciulewski, Assessor

- 1) Meeting was called to order at 5:00 PM.
- 2) Board Members administered oaths and heard 24 appeals for the 2021 Grand List.
- 3) Board Members reviewed, deliberated and the following actions were taken on the applicants who appeared and are listed below:

Taylor, William  
4 Maple Road

Original Value \$970,500

Revised Value \$956,500

Petition granted in part, -5% wetlands adjustment to land value. All members in favor.

Taylor, William  
10 Maple Road

No Change

Petition denied. Petitioner did not meet burden of proof. All members in favor.

Neunteufel, Ralph  
740 Stepney Road

No Change

Petition denied. Petitioner did not meet burden of proof. All members in favor.

Aquarion Water Company of Connecticut  
Westport Road (5474 1)

No Change

Petition denied. Petitioner did not meet burden of proof. All members in favor.

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Continued:

Aquarion Water Company of Connecticut  
Center Road (5466 2)  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Aquarion Water Company of Connecticut  
Center Road (5464B 1)  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Aquarion Water Company of Connecticut  
Westport Road (5464B 3)  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Aquarion Water Company of Connecticut  
South Park Avenue (5502B 1)  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Goncalves, John & Laura  
83 Center Road  
Original Value \$474,800  
Revised Value \$422,000  
Petition granted in part, -20% topography adjustment. Assessor to check for existence of remediation efforts. All members in favor.

Calish, Matthew & Gabriel  
1034 Black Rock Road  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Silverman, Nancy  
36 Center Road  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Feliz, Randolph & Indira  
25 Easton Heights Lane  
Original Value \$1,388,600  
Revised Value \$1,100,000  
Reduction granted, market valuation to \$1.1 million. All members in favor.

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Continued:

Kimball, Jill  
262 Westport Road  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Wolf, Michael & Francine  
6 Lakeview Drive  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

JNSR & Company, LLC.  
125 Rock House Road  
Original Value \$261,000  
Revised Value \$240,100  
Petition granted in part, apply 8% reduction to land value. All members in favor.

Nagy Enterprises, Inc.  
15 Tatetuck Trail  
Original Value \$241,200  
Revised Value \$221,900  
Petition granted in part, apply 8% reduction to land value. All members in favor.

Nagy Enterprises, Inc.  
18 Tatetuck Trail  
Original Value \$224,000  
Revised Value \$206,100  
Petition granted in part, apply 8% reduction to land value. All members in favor.

Gupta, Girish & Prabha  
36 Buck Hill Road  
Original Value \$546,000  
Revised Value \$526,000  
Petition granted in part. Town valuation to be reduced by \$20,000. All members in favor.

Jerome, Natacha & Noisette, Guy  
40 Herrmann Lane  
No Change  
Petition denied. Petitioner did not meet burden of proof. All members in favor.

Skrnich, Paul & Corinne  
89 Tranquility Dr  
Original Value \$1,468,800  
Revised Value \$1,443,800  
Petition granted in part. Town valuation to be reduce by \$25,000. All members in favor.

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Continued:

Schick, Thomas & Joan

165 Maple Road

Original Value \$670,400

Revised Value \$654,600

Petition granted, apply \$15,800 reduction to detached outbuildings. All members in favor.

Schwartz, Jean

186 Westport Road

Original Value \$460,500

Revised Value \$439,100

Petition granted, remove finished basement and change condition of residence. All members in favor.

Miranda, John & Amy

124 Knapp Street

Original Value \$1,038,300

Revised Value \$926,000

Petition granted, adjust value to \$940,000 per appraisal and apply 5% reduction to land value for topography. All members in favor.

Allison, Logan

Hidden Gem Show Stables (Personal Property)

1060 Sport Hill Road

Original Value \$40,000

Revised Value \$30,450

Petition granted in part. Valuation of subject horse set at \$450. All members in favor.

Flom, Elliott & Massaro, Caci

175 Twin Lanes Road

Original Value \$921,700

Revised Value \$906,500

Petition granted in part, apply 5% topological reduction to land value. All members in favor.

Sabia, Michael

750 Morehouse Road

Original Value \$571,500

Revised Value \$564,300

Petition granted, change condition of cottage from fair/avg to fair. All members in favor.

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Continued:

Sabia Jr., Michael

766 Morehouse Road

Original Value \$411,600

Revised Value \$396,200

Petition granted, subject to Assessor square footage. Inspection performed – square footage corrected. All members in favor.

Canada, Susan

10 Old Sport Hill Road

Original Value \$702,000

Revised Value \$622,200

Petition granted in part, adjust condition from average to fair/avg. All members in favor.

Cruz, Carlos

241 Maple Road

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

McGroarty, Jill

35 Bartling Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Harrington, John & Teresa

163 Judd Road

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Popescu, Wanda

90 Honeysuckle Hill Lane

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Erian, Neil & Chisholm, Christina

29 Austin Drive Extension

Original Value \$623,100

Revised Value \$598,100

Petition granted in part. Town valuation to be reduced by \$25,000. All members in favor.

Hernandez, Lucas & Bigelli, Marissa

75 Lilac Lane

Original Value \$760,900

Revised Value \$720,000

Petition granted in part. Adjust value to \$720,000. All members in favor.

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Continued:

Ersan, Oktay & Kit  
51 Morning Glory Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Syed, Usman & Tehmina

90 Tranquility Drive

Original Value \$1,032,200

Revised Value \$1,007,200

Petition granted in part. Town valuation to be reduced by \$25,000. All members in favor.

Tymniak, Paul & Bonnie

108 Northwood Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

40 Magellan LLC

40 Magellan Lane

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

D'Amico-Rios, Rachel & Rios, Jeffrey

57 Sunset Road

No Change

Petition denied. Petitioner failed to meet the burden of proof. All members in favor.

Connecticut State Police Barracks Trust

59 Tranquility Drive

Original Value \$443,100

Revised Value \$428,100

Petition granted in part. Town valuation to be reduced by \$15,000. All members in favor.

Auer, Robert

55 Norton Road

Original Value \$654,800

Revised Value \$608,000

Petition granted in part, subject to verification of pool condition and basement finish area by Assessor. Inspection performed – corrections completed. All members in favor.

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George, Robert

30 Silver Hill Road

Original Value \$341,800

Revised Value \$309,400

Petition granted in part, adjust condition from average to fair/average. All members in favor.

Ferraina, Pamela

63 Burr Street

Original Value \$577,400

Revised Value \$498,400

Petition granted in part, adjust condition to poor, apply 5% reduction to land for topography.

Kossler-Haouari, Jennifer

62 Sherwood Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Healy, Matthew & Lee, Christine

40 Bradley Lane

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Kamzik, Michael

786 Sport Hill Road

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Komininakas, Ignatius & Christina

2 Overview Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Kokenos, Peter & Lara

41 Bartling Drive

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Doerr, Scott & Gable, Cynthia

21 Sunny Ridge Road

Original Value \$876,200

Revised Value \$820,000

Petition granted in part. Adjust value to \$820,000. All members in favor.

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Calvert, Shannon & Christine

10 North Street

Original Value \$666,700

Revised Value \$646,700

Petition granted in part. Apply \$20,000 reduction to land valuation. All members in favor.

Pace, Donna

Nautilus Farm (Personal Property)

120 Eden Hill Road

Original Value \$252,250

Revised Value \$152,250

Petition granted in part. Personal Property Declaration to be corrected per Assessor. All members in favor.

Paliwoda, Czeslaw

50 Kellers Farm Road

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

Appelbaum, Mark

30 Magellan Lane

No Change

Petition denied. Petitioner did not meet the burden of proof. All members in favor.

23 Twitch Grass Rd, LLC

24 Tuckahoe Road

Original Value \$1,655,200

Revised Value \$1,605,200

Petition granted in part. Town valuation to be reduced by \$50,000. All members in favor.

Hollander, Susan

275 Maple Road

Original Value \$1,087,500

Revised Value \$1,070,400

Petition granted in part. Town valuation to be reduced by \$15,000. All members in favor.

- 4) No other business to transact. Meeting adjourned at 11:00 PM.