

**Beacon Falls Board of Assessment Appeals
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS BOARD OF ASSESSMENT APPEALS
Meeting Minutes
March 16, 2022
MINUTES
(Subject to Revision)**

1. Call to Order/Pledge to the Flag

Clerk called the meeting to order at 7:00 P.M.

Members Present: Douglas Bousquet (DB), Sheryl Feducia (SF), David Dlugos (DD)

Others Present: none

2. Election of Officers

Motion to nominate clerk as Moderator. Motion made by SF/Seconded by DB. All ayes.

Clerk called for nominations for Chair. DD nominated Douglas Bousquet as Chair. SF Seconded the nomination. No other nominations submitted. Moderator cast one ballot for Douglas Bousquet. Motion to close officer elections. Motion made by SF/Seconded by DD. All ayes.

3. Read and Approve Minutes from Previous Meetings

Motion made to approve the meeting minutes from September 30, 2021, DD/SF, Two ayes. DB abstained.

4. Comments from the Public- none

5. Correspondence and Payment of Bills- Chairman moved this agenda item. No discussion.

6. New Business – Hearing and Deliberation on Assessment Appeals

Alan & Anita Careddu – 32 Lasky Road. Represented by Anita Careddu and Kelly Sullivan, Real Estate Agent. **Kelly Sullivan:** Presented a Comparative Market Analysis, prepared on March 16, 2022. Subject Property 32 Lasky Road. **KS:** Property has two bedrooms, not four. Kitchenette in basement. **DB:** Fireplace? **KS:** Yes.

Deliberation: DD: Has a finished in law, and a finished basement, adds value.

**Motion made by DD to take no action on Alan & Anita Careddu -32 Lasky Road.
Seconded by SF. All ayes.**

Stacy Poulos – 2 Coventry Lane. Represented self. **Stacy Poulos:** Provided a spreadsheet of other properties. Only change to house is siding. Roof done five years ago.

Deliberation: **SF:** 16 Coventry as a comp, pretty much same sq ft difference. 1.04 v. .58 acreage. **DB:** When was house built – **SF:** 2-year difference. **DD:** 16 Coventry was sold seven months prior, in a market that has been increasing every month.

Motion made by SF to take no action on Stacy Poulos- 2 Coventry Lane. Seconded by DD. All ayes.

Robert Uhl, 187 Burton Road – Represented self. **Robert Uhl:** Purchased home in 2021. Price was \$385,000. Submitted letter to Assessor's Office and copy of real estate contract. **RU:** Would like assessment to reflect the market value. Didn't look for comparable properties because I purchased this property in 2021.

Deliberation: **DB:** purchased for \$385,000 in March of 2021. \$423,140 is the value as of October 2021. \$38,140 difference over seven months. **DD:** I think that makes sense for the market. **SF:** Unfortunately, due to COVID, and out of state people moving into CT, the market values were driven up.

Motion made by DD to take no action on Robert Uhl- 187 Burton Road. Seconded by SF. All ayes.

Courtney & Eric Dolecki – 14 Haley Ridge Road- Represented by Eric Dolecki. **Eric Dolecki:** Evaluator did not go inside home. Three bedrooms not four. **DB:** We can visit home if you are open to that. **ED:** That's fine. Saturday at 9:00 am.

Raymond Jurzynski – 235 Burton Road – Represented self. **Raymond Jurzynski:** Evaluators did not come to my house. Provided a copy of an appraisal report with a market value of my property as of 10/1/2021. \$330,000. House has not been maintained since it was built.

Deliberation: He gave us a dated appraisal. Well documented. Speaks volumes. Reduction is not excessive.

Motion made by DD to reduce market value of 235 Burton Road, Raymond Jurzynski's property from \$346,480 to \$333,000.

DB: He has a shed in back. Not included on field card.

DD withdrew motion.

Motion made by DD to reduce market value of 235 Burton Road, Raymond Jurzynski's property from \$346,480 to \$338,240 – a reduction of \$8,240. SF seconded. All ayes.

Jonathan Diaz -205 Skokorat Road- Represented self. **Jonathan Diaz:** Provided a copy of an Appraisal Report, dated 4.10.2020. **JS:** It says I have hardwood on the second floor. I have carpet.

Deliberation: **DD:** Square feet upstairs? Excluding bathroom? **DB:** About 700 square feet of carpet.

Motion made by DD to reduce market value of 205 Skokorat Road, Jonathan Diaz's property by \$2,800. SF seconded. All ayes.

Bruce Richard Jr.- 5 Lantern Ridge Road – Represented self. **Bruce Richard Jr.:** Provided copies of pictures of car tent, print of the cost of a gazebo similar to one on his property (value as of 2022), and appraisal of property dated 9.4.2020. **BR:** If it is not a permanent structure is it taxable?

Motion made by SF to reduce market value of shed from 2,770 to 200, and gazebo from 8,270 to 5,500. DD seconded. All ayes.

Toni Douglass – 268 Burton Road – Represented Self. **Toni Douglass:** Provided a letter, breaking down age and description of interior/exterior of property. My Kitchen and bathroom are 35-40 years old. No place to put a dryer in this house.

Deliberation: **SF:** Home needs upgrades. \$304,830 is listed market value. She will not get this for the house.

Motion made by SF to reduce the market value assessment to \$279,900. DD seconded. All ayes.

Janis Smith – 285 Cook Lane– Represented Self. **Janis Smith:** Provided a letter, describing the functional obsolescence and depreciation of property.

Deliberation: **SF:** Home is old – in disrepair. Value assessed at \$250,220.

Motion made by SF to reduce the market value assessment of 285 Cook Lane – Janis Smith's property to \$222,220. DD seconded. All ayes.

Todd & Deborah Wrogg – 14 Fawn Hill Road – Represented Themselves. **Todd Wrogg:** Provided copies of comparable listings. **DB:** Finished basement? In-law apartment over garage? **TW:** Yes. Finished basement and in law apartment has kitchen.

Deliberation: **DD:** What is the current market value of the comp at 5 Fawn Hill? \$512,370.

SF: An in-law apartment adds value.

Motion made by DD to take no action on 14 Fawn Hill Road. SF seconded. All ayes.

5. Adjournment

Motion made to adjourn at 9:22 PM DD/SF, all ayes.

Respectfully submitted,

Lisa Daigle

Clerk, Board of Assessment Appeals