



TOWN OF CLINTON, CONNECTICUT

Board of Assessment Appeals

Amended Minutes

Town of Clinton

William Stanton Andrews Memorial Town Hall

54 East Main Street

Clinton, Connecticut 06413

The Board of Assessment Appeals held a meeting on Thursday, March 31, 2016 to render final decisions. The meeting was called to order at 6:30 P.M. by Chairman Don Hansen. Secretary Dolly Mezzetti, Carl Neri and Alternate Alyson Roberts were also present. Alternate Mark Wolf was not present. Dolly Mezzetti recused herself from all Oprey Commons South final decisions and Alternate Alyson Roberts was seated during these decisions.

After evaluating all information received in regards to the hearings that had been held the Board rendered final decisions as follows:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
9 Osprey Commons South	69/65/113-16	Shinkle, Carr J & Carr M K Trustees	Real Estate
<ul style="list-style-type: none">• Changed appraised value from 1,100,900 to 1,047,900• Ask Assessor's Office to measure home due to owners feeling there is still an error			
Members in favor: Neri, Roberts		Opposed: Hansen	Abstained:
17 Osprey Commons South	67/65/113-19	Daviau, Joanne D & Gary R Trust	Real Estate
<ul style="list-style-type: none">• Change subject to Assessor's discrepancy claimed by owner			
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
19 Osprey Commons South	69/65/113-22	Ramsauer, Lee E & Elizabeth J (SUR)	Real Estate
<ul style="list-style-type: none">• Change subject to Assessor's discrepancy claimed by owner			
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
7 Egypt Lane	29/22/5A	Haughwout, Bret A	Real Estate
<ul style="list-style-type: none">• Change subject to re-measurement by the Assessor's Office			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
2010 Keystone Camper	xx/xx/xx	Arucci, Johnna	Pers. Property
<ul style="list-style-type: none">• No Change			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Riverdale-lot 77	xx/xx/xx	Dodge	Pers. Property
<ul style="list-style-type: none">• Changed assessed value from 7,349 to 5,000			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
16 Egypt Lane	xx/xx/xx	Sounds by DJ Buzz Anthony Buzzeo	Pers. Property
<ul style="list-style-type: none">• Changed assessed value from 2,180 to 1,137• Error on personal property declaration			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
Riverdale-lot E64 <ul style="list-style-type: none"> No Change 	xx/xx/xx	Hyatt, John C or Carol M	Pers. Property
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
7 Loop Road <ul style="list-style-type: none"> Changed appraised value from 925,200 to 525,000 Consideration of certified appraisal 	70/67/19	Up Doc Ventures LLC	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
15 Loop Road <ul style="list-style-type: none"> Changed appraised value from 1,298,400 to 892,500 Consideration of certified appraisal 	70/67/23	Ferrara, Michael & Sherry	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
9 Loop Road <ul style="list-style-type: none"> Changed appraised value from 1,301,600 to 1,226,600 Land value 	70/67/20	Hammeal, Joan T	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
10 Loop Road <ul style="list-style-type: none"> No change 	70/67/34	Hammeal, Robert D	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
25 Loop Road <ul style="list-style-type: none"> Changed appraised value from 1,308,100 to 1,283,100 Land value 	70/67/29	Pagano Jeffery & Caldwell Deborah L	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
44 Morgan Park <ul style="list-style-type: none"> Changed appraised value from 266,300 to 203,700 Consideration of certified appraisal 	56/64/16	Salvin, Andrea K	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
37 Morgan Park <ul style="list-style-type: none"> Changed appraised value from 402,600 to 390,000 Recent sale and garage condition 	56/64/12	Healey, Daniel P & Melanie (SURV)	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
19 Shore Road <ul style="list-style-type: none"> Changed appraised value from 2,716,000 to 1,942,500 Consideration of certified appraisal 	80/72/44	The Shore Front Corp.	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
149 Shore Road <ul style="list-style-type: none"> Changed appraised value from 406,500 to 375,000 Land value 	86/72/110	Macdonald, Lisa K & Michael A (JT)	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
36 Central Avenue <ul style="list-style-type: none"> • Changed appraised value from 219,700 to 185,000 • Recent sale 	57/73/36	Mansfield, James & Brunelle (SURV)	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
33 Riverside Drive <ul style="list-style-type: none"> • No Change 	34/13/136	SAJ II LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Pratt Road <ul style="list-style-type: none"> • Changed appraised value from 66,500 to 52,000 • Land value 	34/13/99	SAJ IV LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
21 Shore Road <ul style="list-style-type: none"> • Changed appraised value from 2,757,300 to 2,415,000 • Consideration of certified appraisal 	80/72/45	The Shore Front Corp.	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
71 Pratt Road <ul style="list-style-type: none"> • Changed appraised value from 828,700 to 728,700 • Land value 	34/13/111	Giannotti, J A	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
108 Pratt Road <ul style="list-style-type: none"> • Changed appraised value from 640,200 to 570,000 • Land value 	34/13/97A1	Francis, Omar W & Donna (JT)	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
112 Pratt Road <ul style="list-style-type: none"> • Changed appraised value from 757,000 to 625,000 • Land value 	34/13/97A2	Francis, Omar W & Donna (JT)	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
92 Pratt Road <ul style="list-style-type: none"> • Changed appraised value from 341,800 to 320,000 • Land value 	34/13/91	Flagge, Donald K & Lisa B	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
49 Stanton Road <ul style="list-style-type: none"> • Changed appraised value from 535,900 to 440,000 • Land value 	68/65/40-4	Roberti, Valentino	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
53 Stanton Road <ul style="list-style-type: none"> • Changed appraised value from 572,000 to 450,000 • Land value 	68/65/40-6	Cota, Kevin & Ostroski Julie (SURV)	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
54 Stanton Road	68/65/40-8	Goggin, James F & Elena M	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 753,900 to 675,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
67 Waterside Lane	56/64/55	Schuster, Steven J	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
75 Waterside Lane	57A/65/55A	Schuster, Steven J	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 2,030,500 to 1,700,000 • Land value 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
7 West Loop Road	70/67/41	SHBL LLC	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 396,400 to 300,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
1 West Road	69/66/37	London, Jonathan B	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 651,700 to 500,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
15 West Road	69/66/45	Hilton, Arlynn Cagan (LU)	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 630,600 to 550,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
23 West Road	69/66/50	Dodds, Dorie M & Wayne (SURV)	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,280,600 to 1,180,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
41 East Main Street	88/69/127	Willowbrook Properties LLC	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
79 Waterside Lane	57A/65/61	Hammock River Marina LLC	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
114 East Main Street	68/65/5	114 East Main LLC	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
7 Nod Place	21/7/2-1	MJM Self Storage Of Clinton LLC	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
113 Nod Road • No change Members in favor:	21/3/25 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
56 Nod Place • No change Members in favor:	15/9/2-6 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
122 East Main Street • No change Members in favor:	68/65/7 Hansen, Mezzetti, Neri	SKS Clinton LLC Opposed:	Real Estate Abstained:
22 Nod Road • No change Members in favor:	33/9/17-1 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
115 Nod Road • No change Members in favor:	21/3/23-1 Hansen, Mezzetti, Neri	SBB Inc. Opposed:	Real Estate Abstained:
2 Nod Place • No change Members in favor:	21/9/5-4 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
4 Nod Place • No change Members in favor:	21/9/5-5 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
131 Grove Street • No change Members in favor:	46A/37/1 Hansen, Mezzetti, Neri	JKA Enterprises Opposed:	Real Estate Abstained:
34 Riverside Drive • No change Members in favor:	46A/13/134A Hansen, Mezzetti, Neri	CIM LLC Opposed:	Real Estate Abstained:
19 Nod Place • No change Members in favor:	21/7/2-1 Hansen, Mezzetti, Neri	MJM Self Storage Of Clinton LLC Opposed:	Real Estate Abstained:
149 East Main Street • No change Members in favor:	67/62/16 Hansen, Mezzetti, Neri	Joanis, Ronald M & Kathleen M Opposed:	Real Estate Abstained:
37 West Road • Changed appraised value from 968,500 to 535,500 • Consideration of certified appraisal Members in favor:	70/66/260 Hansen, Mezzetti	Drouin, Debra D Opposed:	Real Estate Abstained: Neri

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
41 West Road <ul style="list-style-type: none"> • Changed appraised value from 1,092,300 to 945,000 • Consideration of certified appraisal 	70/66/262	Hershatler, Richard L The Rev Tr	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
25 Riverside Drive #C6 <ul style="list-style-type: none"> • Changed appraised value from 179,500 to 150,000 • Comparable sales 	46/13/140	Milano Family Trust Michael Milano Trustee	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
25 Riverside Drive #A15 <ul style="list-style-type: none"> • Changed appraised value from 178,300 to 150,000 • Comparable sales 	46/13/140	Milano Michael J Trustee Of The Milano	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
25 Riverside Drive #A2 <ul style="list-style-type: none"> • Changed appraised value from 172,700 to 150,000 • Comparable sales 	46/13/140	Milano Family Trust The	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
341 East Main Street <ul style="list-style-type: none"> • Changed assessed value from 29,375 to 15,000 with 25% penalty (late filing) total will be 18,750 	xx/xx/xx	Grove Gardens	Pers. Property
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
Outlet #220 Killingworth Turnpike <ul style="list-style-type: none"> • No change 	xx/xx/xx	Gap Inc. & Subs	Pers. Property
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Outlet #525 Killingworth Turnpike <ul style="list-style-type: none"> • No change 	xx/xx/xx	Banana Republic (Gap Inc.)	Pers. Property
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Water Flo Inc. <ul style="list-style-type: none"> • Changed appraised value from 35,625 to 10,000 with 25% penalty (late filing) total will be 12,500 	xx/xx/xx	Vertucci, Scott	Pers. Property
Members in favor: Hansen, Mezzetti, Neri		Opposed :	Abstained:
32 Nod Place <ul style="list-style-type: none"> • No change 	15/9/2-1	Flagge, Donald K & Lisa B	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
2 Killingworth Turnpike <ul style="list-style-type: none"> • No change 	43/24/6	Ethan Allen Inc.	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
140 Knollwood Drive • No change	22/10/17	Stanley Bostich Inc.	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
67 West Main Street • Changed appraised value from 1,880,500 to 1,706,250 • Consideration of certified appraisal	44/11/8	Core Investment Group LLC	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
218 East Main Street • No change	78/70/159	WHS SPE Clinton LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
338 East Main Street • No change	88/71/52	CBM LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
317 East Main Street • No change	85/69/120	C & M Partners LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Pratt Road • No change	34A/13/134	SAJ III LLC	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
49 Shore Road • Changed appraised value from 2,565,700 to 2,515,700 • Dwelling condition	79/72/59	Prosser Matthew R Trustee & Prosser Carole B Trustee	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
51 Shore Road • Changed appraised value from 2,546,300 to 2,514,300 • Dwelling condition	79/72/60	Chaney Diana L Revocable Trust	Real Estate
Members in favor: Hansen, Roberts		Opposed:	Abstained: Neri
35 Shore Road • Changed appraised value from 1,578,400 to 920,000 • Consideration of certified appraisal	80/72/52	Cohen, William & Evelyn R	Real Estate
Members in favor: Hansen, Roberts		Opposed:	Abstained: Neri
45 Shore Road • Changed appraised value from 1,986,300 to 1,786,300 • Land value	80/72/57	Kaplan, Stacy C	Real Estate
Members in favor: Hansen, Roberts		Opposed:	Abstained: Neri

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
94 Shore Road Unit#2 <ul style="list-style-type: none"> • Changed appraised value from 380,900 to 246,750 • Consideration of certified appraisal 	79/70/86-1	Burek, Michael A & Susan A	Real Estate
Members in favor: Hansen, Roberts		Opposed:	Abstained: Neri
141 Airline Road <ul style="list-style-type: none"> • No change 	13/2/K-35	Lebert, Michael E & Carrie A	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
46 Airline Road <ul style="list-style-type: none"> • No change 	14/3/2A	Vinci, Robert J Sr & Rosanne T	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
265 Airline Road <ul style="list-style-type: none"> • Changed appraised value from 533,350 to 400,000 • Land/dwelling value 	19/2/25	Criscuolo, Elizabeth	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
9 Ark Road <ul style="list-style-type: none"> • Changed appraised value from 238,900 to 220,600 • Value of property 	31/6/26	Donovan, Dennis M & Elizabeth M	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
68 Beach Park Road <ul style="list-style-type: none"> • Changed appraised value from 305,000 to 295,000 • Land value 	70/70/33A	Colson, Jon H & Ann T	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
5 Buell Court <ul style="list-style-type: none"> • Changed appraised value from 371,200 to 350,000 • Land value 	46/13/143	Walter, Carol D	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
10 Bonny Lane <ul style="list-style-type: none"> • No change 	67/58/7A-9	Navarra, Peter C & Angela	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
8 Bonny Lane <ul style="list-style-type: none"> • No change 	67/5/7A-10	Dalmage, Kirk	Real Estate
Members in favor: Hansen, Neri, Roberts		Opposed:	Abstained:
35 Brickyard Road <ul style="list-style-type: none"> • No change 	64/46/95	Quackenbush, Patricia	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
33 North High Street <ul style="list-style-type: none"> • Changed appraised value from 262,500 to 225,000 • House condition Members in favor: Hansen, Mezzetti, Neri	44/25/9	Carmark Properties LLC Opposed:	Real Estate Abstained:
14 Old Mill Road <ul style="list-style-type: none"> • No change Members in favor: Hansen, Mezzetti, Neri	54/54/72	YD Trailer Court LLC Opposed:	Real Estate Abstained:
14 Old Mill Road #26 <ul style="list-style-type: none"> • Changed appraised value from 34,400 to 32,000 • Manufacture mobile home condition Members in favor: Hansen, Mezzetti, Neri	54/54/72	Massey, Patrick Opposed:	Real Estate Abstained:
59 Old Post Road DR4 <ul style="list-style-type: none"> • Changed appraised value from 208,700 to 189,000 • Consideration of certified appraisal Members in favor: Hansen, Mezzetti	77/56/35	Hayes, F Gregory Opposed:	Real Estate Abstained: Neri
59 Old Post Road A1 <ul style="list-style-type: none"> • Changed appraised value from 208,700 to 185,000 • Market value Members in favor: Hansen, Mezzetti, Neri	77/56/35	Hayes, Michael ½ & Francis Gregory ½ Opposed:	Real Estate Abstained:
63 Hammonasset Avenue <ul style="list-style-type: none"> • Changed appraised value from 110,600 to 50,000 • Land value Members in favor: Hansen, Mezzetti, Neri	57/73/63	Barbour, Russell & Jelley Wm Opposed:	Real Estate Abstained:
11 Bright Hill Drive <ul style="list-style-type: none"> • Changed appraised value from 226,200 to 215,000 • Comparable sales Members in favor: Hansen, Mezzetti	66/55/61	Maccubbin, Lynne S Opposed:	Real Estate Abstained: Neri
3 Causeway <ul style="list-style-type: none"> • No change Members in favor: Hansen, Mezzetti, Neri	86/70/136	Susco, Deborah L & Joseph D Opposed:	Real Estate Abstained:
244 Cow Hill Road <ul style="list-style-type: none"> • No change Members in favor: Hansen, Mezzetti, Roberts	xx/xx/xx	Zira, Bruce J & Bruce J Jr Opposed:	Pers. Property Abstained:
4 Grayledge Road <ul style="list-style-type: none"> • No change Members in favor: Hansen, Mezzetti, Neri	41/45/R-2	Blair, Jerry & Michelle Opposed:	Real Estate Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
9 Joshua Lane	55/54/13	Hargreaves, Leanne S Trustee Of	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 248,500 to 241,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
5 Laconia Drive	74/52/1-3	McGrath The Phyllis R Rev LV Trust	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 742,000 to 625,000 • Comparable sales 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
7 Laconia Drive	74/52/1-4	Thelin, Clas H & Angela L	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 783,200 to 740,000 • Comparable sales 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
Liberty Street	67/54/28D	Stannards, Charles F ½ Int	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 3,400 to 2,500 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
26 Sols Point Road	80/72/31	Bollman, Mark B Jr & Bollman Barbara	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,329,200 to 1,130,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
28 Sols Point Road	80/72/30	Fried, Maureen	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,471,100 to 1,271,100 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
6 Sols Point Road	80/72/40	Galland, Jeremy & Danielle (SURV)	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,198,800 to 840,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
10 Sols Point Road	80/72/38	Johnson, June M & Robert Co Trustee	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,379,400 to 1,179,400 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
34 Sols Point Road	80/72/27	Kaplan, Robert K & Walker Lisa B	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,311,800 to 1,070,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
36 Sols Point Road	80/72/26	Freedman, Eric H & Lori B	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,615,900 to 1,470,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
52 Sols Point Road • No change	80/72/17	CLT Family LLC& French, Barbara	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
37 Sols Point Road • No change	80/72/16	CLT Family LLC & DiMarco, Tom	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
42 Sols Point Road • Changed appraised value from 1,046,400 to 955,000 • Consideration of certified appraisal	80/72/23	Nejdl, Ona	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
32 Sols Point Road • Changed appraised value from 1,446,900 to 950,000 • Consideration of certified appraisal	80/72/28	Bierkan, Dean A and Amber F	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
48 Sols Point Road • Changed appraised value from 1,225,100 to 800,000 • Consideration of certified appraisal	80/72/19	Finston-Flannery	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
20 Sols Point Road • Changed appraised value from 1,325,600 to 860,000 • Consideration of certified appraisal	80/72/33	Hayes Brothers LLC	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
57 Shore Road • Changed appraised value from 1,803,900 to 1,603,900 • Land value	79/72/63	Richards, Ann O	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
67 Shore Road • Changed appraised value from 1,540,300 to 900,000 • Consideration of certified appraisal	79/72/68	Gruen, Charles & Joan M (SURV)	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
2 Shore Road • No change	70/70/36	Mirando, Peter Gregg & Alicia D	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained: Neri
153 Shore Road #1 • Changed appraised value from 924,800 to 884,000 • Land value	86/72/112	Taccone, Patricia A & Carnavalla Nancy L	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
121 Shore Road	79/72/95	Kelly, Stephen	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 606,000 to 535,500 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
133 Shore Road	86/72/102	Kelly, Stephen J	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 783,500 to 748,500 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
117 Shore Road	79/72/94	Kelly, Stephen J	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 669,200 to 639,200 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
71 Shore Road	79/72/70	Mason, Roger	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 855,400 to 650,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
69 Shore Road	79/72/69	Logan, Myrna Hanson	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 779,200 to 600,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained: Neri
93 Shore Road	79/72/81	The Leibert Real Estate Limited	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 917,800 to 900,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
153 Shore Road #2	86/72/112	Zettergren, Kevin Trustee	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 646,000 to 585,500 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
173 Shore Road	86/72/122	Criscuolo, Fred J	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 922,800 to 902,800 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
6 Shore Road	70/70/38	DeMatteo, Madelyn M Rev Trust	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 486,300 to 410,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
110 Shore Road	79/70/96	110 Shore Rd LLP	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
63 Shore Road	79/72/66	Parkinson, James A & Gertrude K	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,385,900 to 1,135,900 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
56 Shore Road	79/70/63	Parkinson, James A & Gertrude K	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
39 Shore Road	80/72/54	Lanza, Colleen H	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,473,300 to 925,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
94 Shore Road #1	79/70/86	Lamarre, Lori	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 323,200 to 200,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
50 Shore Road	79/70/60	Richards, Ann O	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
50 Sols Point Road	80/72/18	Riordan, William Joseph R Disclaimer Esta Riordan Roberta R Trustee	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,120,300 to 997,500 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
13 Indian Drive	56/63/37	Allen, Joyce E	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 580,600 to 518,000 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
23 Grove Way	86/72/139	Bash, Hope S	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,452,000 to 1,354,500 • Consideration of certified appraisal 			
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
5A Grove Way	86/72/131	Leonardi, Lisa	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
64 Grove Way	88/71/46	Neri, Joan C	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,290,700 to 1,165,700 • Land value 			
Members in favor: Hansen, Roberts		Opposed:	Abstained: Mezzetti

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
40 Grove Way • No change	88/71/34A	Mason, Rosemary F	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
51 Grove Way • Changed appraised value from 1,924,600 to 1,500,000 • Land value	88/72/153	Mason, Robert K & Rosemary F Revocable Trusts (TIC)	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
70 Grove Way • Changed appraised value from 144,800 to 128,000 • Land value	88/71/49	Autuori, Susan W	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
75 Grove Way • Changed appraised value from 1,160,100 to 900,000 • Consideration of certified appraisal	88/72/166	Hahn, Thomas K & Hahn Sarah A (JT)	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
19 Blake Avenue • Changed appraised value from 446,800 to 398,800 • Land value	70/67/52	Semple, S.W.& D.C. & Civitello	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
28 Blake Avenue • Changed appraised value from 1,272,600 to 962,000 • Consideration of certified appraisal	70/67/56	Dattilo, Michael	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
15 Commerce Street • Changed appraised value from 212,300 to 200,000 • Land value	45/34/6	Jennings, Arthur L & Johanna L	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
17 Commerce Street • Changed appraised value from 286,800 to 250,000 • Land value	45/34/7	Jennings, Arthur L	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Commerce Street • Changed appraised value from 110,200 to 75,000 • Land value	56/63/22	Welsh, Jeffrey M.	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
31 Commerce Street <ul style="list-style-type: none"> • Changed appraised value from 126,500 to 100,000 • Land value 	45/34/10-1	Wagner, Donald & Laura C	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
99 Grove Street <ul style="list-style-type: none"> • Changed appraised value from 257,700 to 240,000 • Land value 	45/19/14	Whelan, Ellen M	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
2 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 399,600 to 367,000 • Land value 	56/63/31	Auletta Louis J Sr & Barbara J	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
4 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 401,300 to 320,000 • Consideration of certified appraisal 	56/63/30	Indian Drive Enterprises LLC	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri
7 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 388,800 to 350,000 • Land value 	56/63/27	Elliot Douglas D & Melanie S	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
10 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 455,300 to 400,000 • Land value 	56/63/41	Lighty, Susan	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
25 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 646,300 to 625,000 • Land value 	56/63/70	Winchester, Renee F	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
20 Indian Drive <ul style="list-style-type: none"> • Changed appraised value from 652,300 to 625,000 • Land value 	56/63/62	Ozycz, Martine M & John J	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
Hammock Road <ul style="list-style-type: none"> • Changed appraised value from 287,500 to 275,000 • Land value 	70/66/233A	Marchetti, Robert L & Lorraine	Real Estate
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
37 Hammock Road <ul style="list-style-type: none"> • Changed appraised value from 761,800 to 656,250 • Consideration of certified appraisal 	70/67/13	Spinach, Jennifer	Real Estate
Members in favor: Hansen, Mezzetti		Opposed:	Abstained: Neri

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
33 Hammock Road	70/67/16A	Vender, Ronald J & Amy G Trusts Et Al	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 1,746,800 to 1,600,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
1 Iroquois Drive	56/63/46	Drenzek, Patricia Ann	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 357,700 to 345,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
1 Mohawk Drive	56/63/32	Ramage, Elissa B	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 297,600 to 280,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
39 Kelsey Road	69/66/29	Dvaskas, Richard A	Real Estate
<ul style="list-style-type: none"> • No change 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
15 Leffingwell Road	45/34/15	Localio, Edmund & Sandra	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 308,800 to 295,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:
6 Loop Road	70/67/36	Macauslan, Catriona	Real Estate
<ul style="list-style-type: none"> • Changed appraised value from 413,900 to 390,000 • Land value 			
Members in favor: Hansen, Mezzetti, Neri		Opposed:	Abstained:

The Board adjourned at 10:58 P.M.

Respectfully submitted,
Donna Aleman, clerk