

MINUTES
BOARD OF ASSESSMENT APPEALS
March 22, 2022

PRESENT: Chairman Donald Hansen, Members Alyson Roberts and Joe Alves

The meeting was called to order at 5:30 p.m. by Chairman D. Hansen

The Board of Assessment Appeals held a meeting on Tuesday, March 22, 2022 to deliberate and render decisions.

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

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
250 Killingworth Turnpike	Unique ID T-151	Robert and Michelle Laudano	Personal Property
<ul style="list-style-type: none">Change assessment for their personal property from \$1,890 to \$1,100			
Members in favor: Hansen and Roberts			
Members opposed: Alves			
109 Fairy Dell Road	74/48/28B-1	Michael Giordano	Real Estate
<ul style="list-style-type: none">Change appraised value from \$880,300 to \$830,300			
Members in favor: Hansen, Roberts and Alves			
22 Country Village Lane	20/6/H-16	Robert and Jill McDonough	Real Estate
<ul style="list-style-type: none">Change appraised value from \$365,200 to \$355,200			
Members in favor: Hansen and Alves			
Members opposed: Roberts			
59 Old Post Road #DR3	77/56/35/G024040	Deborah Kim	Real Estate
<ul style="list-style-type: none">No Change			
Members in favor: Hansen, Roberts and Alves			
141 Beach Park Road	70/66/221C	Paul Lucchina	Real Estate
<ul style="list-style-type: none">Change appraised value from \$447,142 to \$433,542Land reduced by \$10,000, building decks/ porch reduced by \$3,600			
Members in favor: Hansen and Alves			
Members opposed: Roberts			
25 Blue Heron Lane	69/65/113-53	Mark Richards	Real Estate
<ul style="list-style-type: none">Appellant did not appear for their hearing			
43 Osprey Commons	69/65/113-47	Mark Richards	Real Estate
<ul style="list-style-type: none">Appellant did not appear for their hearing			
65 Shore Road	79/72/67	Sharon Vojtila	Real Estate
<ul style="list-style-type: none">Appellant withdrew prior to her hearing date			
113 Shore Road	79/72/92	Nicholas Mingione	Real Estate
Seaspray Condominium Association			
<ul style="list-style-type: none">No Change			
Members in favor: Hansen, Roberts and Alves			

<u>Property</u>	<u>Map ID</u>	<u>Appellants</u>	<u>Type</u>
5 West Walk • Appellant did not appear for their hearing	70/67/71	Renee P. Dubin, Trustee	Real Estate
52 Shore Road • No Change Members in favor: Hansen, Roberts and Alves	79/70/61	Joseph Welna	Real Estate
59 Shore Road • Change appraised value from \$1,549,487 to \$1,400,000 • Land reduced by \$149,487 Members in favor: Hansen, Roberts and Alves	79/72/64	Joseph Welna	Real Estate
94 Shore Road Unit #1 • Change appraised value from \$272,400 to \$260,000 Members in favor: Hansen, Roberts and Alves	79/70/86	Lori Lamarre	Real Estate
84G Waterside Lane • Change appraised value from \$549,800 to \$400,000 Members in favor: Hansen, Roberts and Alves	68/65/102/B005070	Christina Healey	Real Estate
24 Commerce Street • Appellant did not appear for their hearing	56/63/14	Stephen Kramer, MD	Real Estate
63 Pratt Road • Appellant did not appear for their hearing	45/13/119	Allen Edge and Tess Taft	Real Estate
112 River Road • Appellant did not appear for their hearing	Unique ID 2015-34	Dorothy Manley	Personal Property
31 High Street • Changed assessment from \$26,688 to \$10,000 Members in favor: Hansen, Roberts and Alves	Unique ID 2021103	Michael Madzek	Personal Property
153 Glenwood Road Unit B • Appellant did not appear for their hearing	Unique ID 2020110	Nicki Dakis	Personal Property
27 Killingworth Turnpike • No Change Members in favor: Hansen, Roberts and Alves	43/45/73-1	Represented by Sean Sweeney	Real Estate
25 Killingworth Turnpike • No Change Members in favor: Hansen, Roberts and Alves	43/45/73-2	Represented by Sean Sweeney	Real Estate
23 Killingworth Turnpike • No Change Members in favor: Hansen, Roberts and Alves	43/45/73-3	Represented by Sean Sweeney	Real Estate

21 Killingworth Turnpike 43/45/73-4 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

19 Killingworth Turnpike 43/45/73-5 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

17 Killingworth Turnpike 43/45/73-6 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

15 Killingworth Turnpike 43/45/73-7 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

13 Killingworth Turnpike 43/45/73-8 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

11 Killingworth Turnpike 43/45/73-9 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

Killingworth Turnpike 43/45/73-10 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

Killingworth Turnpike 43/45/73-1 Represented by Sean Sweeney Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

Donald Hansen recused himself from the 212 East Main Street assessment appeal

212 East Main Street ID M168 David Malazzi Personal Property

- No Change
Members in favor: Roberts and Alves

95 East Main Street 56/61/18 Marek and Barbara Sarba Real Estate

- No Change
Members in favor: Hansen, Roberts and Alves

161 West Main Street 23/10/41 Frederick and Linda Bauer Commercial

- Change appraised value from \$924,000 to \$799,000
- Land reduced (wetlands only) by \$125,000
Members in favor: Hansen, Roberts and Alves

18 Nod Road	33/9/18	MJM Self Storage of Clinton, LLC	Commercial
<ul style="list-style-type: none">Change appraised value from \$1,017,000 to \$980,000			
Members in favor: Hansen, Roberts and Alves			
Grove Street	46A/37/3	Arthur Lang Jr and Edward Lang	Commercial
<ul style="list-style-type: none">Change appraised value from \$303,685 to \$250,000			
Members in favor: Hansen, Roberts and Alves			
10 Bluff Avenue	Unique ID 2007-154	Michelle Murano-Neri	Personal Property
Old Colony Construction, LLC			
<ul style="list-style-type: none">Change assessment from \$536,113 to \$437,500			
Members in favor: Hansen, Roberts and Alves			
47 North High Street	44/25/7/R049030	Cedar Grove Association	Commercial
<ul style="list-style-type: none">No Change			
Members in favor: Hansen, Roberts and Alves			
133 West Main Street	33/10/29/R049000	Cedar Grove Association	Commercial
<ul style="list-style-type: none">No Change			
Members in favor: Hansen, Roberts and Alves			

All decisions made by the Board of Assessment Appeals and so voted on March 22, 2022 are final.

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Wendy McDermott
Clerk