



Board of Assessment Appeals
1540 Sullivan Avenue
South Windsor, CT 06074

Board of Assessment Appeals
Tuesday, March 14, 2023
Sprenkel Room
South Windsor Town Hall
6:00pm
Meeting Minutes

29:20 AM
Kaci Stachel Cast

Call to Order: A Board of Assessment Appeals meeting of the Town of South Windsor was held on Tuesday, March 14, 2023 in the Lower Level Sprenkel Room at the South Windsor Town Hall. The meeting was called to order by Linda Jeski, Chairperson, at 6:01pm.

Attendees: Kevin Greer, Linda Jeski, Debbi Duarte, Tim Appleton

Members Absent:

Old Business: Reviewed and made decisions on two previous appeals.

New Business: Minutes from March 8, 2023 and March 13, 2023 were read. A motion was made by Linda Jeski to accept the minutes, seconded by Kevin Greer.

The following appeals have been tabled to be discussed at a later date:

Appeal #7: The Golden Lampstand Association Inc.

Appeal #1 Michael Bessette – Residential Real Estate – 360 Abbe Rd.

A motion was made by Linda Jeski to grant the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Comparable values.

Original Assessment:	Adjustment	New Assessment
320,900	- 11,080	309,080

Appeal #2: Borin Lonh – Residential Real Estate – 42 Lexi Ln.

A motion was made by Debbi Duarte to grant the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason: Compared fair market value.

Original Assessment	Adjustment	New Assessment
366,400	- 11,400	255,000

Appeal #3: Thomas 7 Jacqueline Rockwell – Residential Real Estate – 1475 Main St.

A motion was made by Linda Jeski to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.

Reason: Fair market value.

Original Assessment	Adjustment	New Assessment
319,300	- 22,080	297,220

Appeal #4: Robert Fluharty – Residential Real Estate – 51 Lipman Dr.

A motion was made by Kevin Greer to deny the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

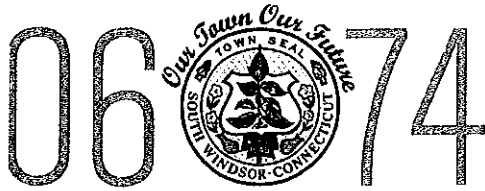
Reason: Fair market value.

Appeal #5: Michael Moriarty – Residential Real Estate – 415 Chapel Rd.

A motion was made by Kevin Greer to grant the appeal. Seconded by Linda Jeski. All members in favor, none opposed.

Reason: Fair market value.

Original Assessment	Adjustment	New Assessment
180,300	- 7,050	173,250



(Tuesday, March 14, 2023 minutes continued)

Appeal#7: The Golden Lampstand Association Inc -- Xenia Wong, agent -- Residential Real Estate -- 401 King St.
This appeal was tabled on Tuesday, March 14, 2023. To be revisited at a later date.

Appeal #8: David Bobrowski -- Personal Property -- The Main Connection & Abbott Construction
A motion was made by Debbi Duarte to deny the appeal. Seconded by Linda Jeski. All members in favor, motion carried unanimously.
Reason: Not enough documentation provided

Appeal #11: 456 Sullivan Ave LLC -- Elliott Pollack, agent -- Commercial Real Estate -- 40 Kennedy Dr.
A motion was made by Debbi Duarte to deny the appeal. Seconded by Kevin Greer. All members in favor, none opposed.
Reason: Fair market value.

Appeal#12: Town Center of SW LLC /The Stop & Shop Supermarket Co--Seth Wilson, agent--1739 Ellington Rd.
A motion was made by Kevin Greer to deny the appeal. Seconded by Linda Jeski. All members in favor, none opposed.
Reason:

Appeal #13: Ierna's Mobile Home Park LLC -- Norma Nevers, owner -- Commercial Real Estate -- 9 Main St.
A motion was made by Kevin Greer to grant the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason:

Original Assessment	Adjustment	New Assessment
676,800	- 12,600	664,200

The following appeals were denied due to failure to appear:

Appeal #6: Akash Kodhaney

Appeal #9: 1395 John Fitch Blvd LLC

Appeal #10: Evergreen Walk Lifestyle Center

The following appeals were heard and tabled previous to Wednesday March 15, 2023 and deliberations have commenced:

Paula Nieto -- Residential Real Estate -- 176 Tumblebrook Dr.

Appeal originally heard: 3/6/2023

A motion was made by Linda Jeski to grant the appeal. Seconded by Debbi Duarte. All members in favor, none opposed.

Reason: Comparables in neighborhood.

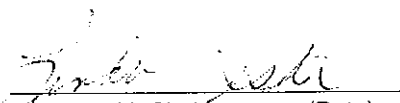
Original Assessment	Adjustment	New Assessment
343,000	- 8,000	335,000

Edgewood Properties LLC -- Rui Costa, agent -- Commercial Real Estate -- 65 Andreis Trl.

Appeal originally heard: 3/13/2023

An inspection request was made on behalf of the Board. When speaking to owner regarding inspection request, owner stated there is an illegal squatter and advised not to inspect due to safety concerns. Assessor will review for foundation issues and adjust accordingly.

Adjournment: A motion was made by Debbi Duarte to adjourn at 9:59pm. Seconded by Kevin Greer. All members were in favor, none opposed, and the meeting adjourned.


Linda Jeski, Chairperson (Date)