

MINUTES

BOARD OF ASSESSMENT APPEALS  
SPECIAL MEETING

TUESDAY, MARCH 22, 2022 @ 6:00 PM

LOWER LEVEL CONFERENCE ROOM - ASHFORD TOWN HALL  
5 TOWN HALL RD, ASHFORD, CT

- 1) CALL TO ORDER. The meeting was called to order at 6:00 pm. Board members in attendance were Thomas Martin and Joseph Peters.
- 2) APPROVE MINUTES FROM 3/15/2022 MEETING. The chair asked if there were any corrections. There were none and the minutes as written were approved.
- 3) HEARD THE FOLLOWING APPEALS (BY APPOINTMENT ONLY).

TIME	TYP E	APPELLANT	LOCATION	Appealed Value	Final Value
6:00 PM	P	JENNIFER RUGGIERO	BRIALEE	24,680	NO SHOW
6:15 PM	R	PAUL CESANA  Comment: Crumbling foundation has gotten worse.	95 MANSFIELD RD	283,500	255,000
6:30 PM	R	WALTER RUDEWICZ  Comment: The non-PA 490 value takes into consideration the property is landlocked.	IRON MINE LA (21/E/16)	21,840	21,840
6:45 PM	R	GIBBS OIL LP C/O JOHN A ACAMPORA ESQ, UPDIKE, KELLY & SPELLACY P.C.	221 POMPEY HOLLOW RD	63,700	63,700
7:00 PM	R	ERIC + LAURA K. FENN	452 TURNPIKE RD	282,380	282,380
7:15 PM	R	ERIC + LAURA K. FENN	BEBBINGTON RD (45/E/9)	39,690	39,690
7:30 PM	R	JAMES REVICZKY	28 TOWN HALL RD	APPEAL WITHDRAWN; SEE AGENDA ITEM 5.	
7:35 PM	P	GARY GERSTENLAUER JR	30 KIDDER BROOK RD	21,860	21,860
7:45 pm	R	SET EQUITIES LLC C/O ROBERT T VIVENZIO, THE ALBANO GROUP LLC	57-69 VARGA RD	APPEAL WITHDRAWN; SEE AGENDA ITEM 5.	
8:00 PM	R	SET EQUITIES LLC C/O ROBERT T VIVENZIO, THE ALBANO GROUP LLC	80 BICKNELL RD	APPEAL WITHDRAWN; SEE AGENDA ITEM 5.	
8:15 PM	R	PAI EQUITIES LLC C/O ROBERT T VIVENZIO, THE ALBANO GROUP LLC	149 ASHFORD CENTER RD	APPEAL WITHDRAWN; SEE AGENDA ITEM 5.	
8:30 PM	P	RACHEL INGHAM  Comment: Reduction made for condition.	BRIALEE	30,590	25,000

- 4) 33 PORTLAND DR – MAKE A DECISION ABOUT THE GUNN APPEAL FROM THE 3/15/2022 MEETING. The Board had requested the assessor provide them with a list of cape sales that were considered valid sales for revaluation. They also received additional information from the appellant. The Board approved a decrease in assessment from 233,940 to 220,000 due to the unfinished nature of half of the second floor.
- 5) ASSESSOR’S REQUEST TO MAKE CHANGES TO GRAND LIST 2021 TO BE FILED WITH STATE ON M-13 PER CGS 12-111 + 12-115. All requested items were approved unanimously by the Board.
- 6) ANY OTHER BAA BUSINESS: There was none.
- 7) ADJOURNMENT. The meeting adjourned at 10:43 pm.

RESPECTFULLY SUBMITTED,

Joseph F. Peters, Chairman  
Board of Assessment Appeals