

**Town of Cromwell  
Board of Assessment Appeals  
Special Meeting  
Tuesday March 21, 2023  
4:00pm Room 222**

RECEIVED FOR RECORD  
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JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT *Jc*

**A. Call to Order:** The meeting was called to order by Chairwoman Julie Fitts Ritter at 4:00 pm.

**B. Roll Call:** Board Members Chairwoman Julie Fitts Ritter, Matthew Long, Jessica Downes and Alternate Jeff Serra

Also present: Shawna Baron, Assessor and members of the public

**C. New Business:**

**1. Hearings and Possible Action on Decisions**

41 Elm Road

Allen Koch presented a packet of information and went through it with the Board. Ms. Baron explained what effects value.

The Board discussed the home's location, value, size and condition.

Chairwoman Fitts Ritter **motioned** to reduce the value to \$275,000 (192,500 assessment); Ms. Downes **seconded**. Ms. Downes and Chairwoman Fitts Ritter in favor, Mr. Long abstained. *Motion passed.*

25 Mystique

Janina Augeri presented multiple analyses to determine what she believed the value should be. Ms. Baron spoke on land values and active adult communities.

The Board discussed sales and square footage.

Mr. Long **motioned** to deny the appeal; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

#### 40 Court Street

Brian O'Toole described the condition of the home and the Board reviewed photos. Ms. Baron noted that the home was listed as fair, recognized it was in need of work and that the land had the most value.

The Board discussed the condition of the property.

Chairwoman Fitts Ritter **motioned** to reduce the value to \$200,000 (140,000 assessment); Ms. Downes **seconded**. All in favor; *motion passed*.

#### 26 Valley Run

Stephen Post had an informal hearing and was surprised there was no reduction as a result. He provided the Board with sales information and explained that the loft section was seasonal. Ms. Baron explained the valuing of finished vs unfinished basement space.

The Board discussed finished basements and sales.

Mr. Long **motioned** to reduce the assessment to 151,410; Ms. Downes **seconded**. All in favor; *motion passed*.

#### 51 Field Road

Deneen Wilbraham described her location in respect to the TPC and was concerned that her value increased much more than others; Ms. Baron explained that's because she had a reduction in value by a prior BAA. Prompted by Ms. Baron, Ms. Wilbraham said she did not have any land sales information to provide.

The Board discussed location, the fact that Northeast Revaluation already reduced the value and the prior appeal affecting the amount of increase compared to others.

Mr. Long **motioned** to deny the appeal, Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed*.

70 Pasco Hill Road

Did not appear.

497 Main St

Jennifer and Ian Woods described how dangerous it has become to live on the corner of Evergreen and Main. They explained the construction issues with their home and the Board reviewed photos presented.

Mr. Long **motioned** to reduce the value to \$260,000 (182,000 assessment); Ms. Downes **seconded**. All in favor; *motion passed*.

Tony's Four Shop

Tony Palmieri explained to the Board what assets he owned and that all other equipment was owned by the business he shares space with. He had trouble receiving mail at his business location so he updated his mailing address with the Assessor's Office so he should not miss any mailings in the future. He agreed to provide the Board with a detailed list of his assets. Ms. Baron reminded the Board that a 25% penalty would be added to their decision because of the late filing.

NO ACTION.

Middlesex Hospital M H S Primary Care

Attorney Brian Hoeing stated that his client donates health services and is charitable. Ms. Baron asked how many patients are seen in the Cromwell office that don't have to pay. Prompted by Chairwoman Fitts Ritter, he said he would provide that information. There was a discussion of a current court case in another town.

NO ACTION.

### 528 Main Street

Attorney Brian Hoeing will provide confirmation to the Board to confirm that he has been duly authorized to be heard.

He described the condition of the building and that it is difficult to find comps for a post office and that he did not have an independent appraisal done.

NO ACTION.

### Noreastern Motorsports

Rod Goulette requested a reduction in assessment and that he appeals every year because his assessment keeps going up and wants this resolved. He said he wants to be assessed on what he lists on his declaration. Ms. Baron explained all unregistered vehicles are taxable and that motor vehicles increased about 20% this year. Mr. Goulette believes that as a licensed new car dealer, he should not be assessed on unregistered motor vehicles that he has a right to drive. There was a lengthy discussion regarding this and their prior court case.

Chairwoman Fitts Ritter **motioned** to deny the reduction; Mr. Long **seconded**. All in favor; *motion passed*.

### 540 Main Street

Tony Palahzi described the condition of the building, explained the costs to repair and presented photos of the roof. He said he is working very hard to get paying tenants and is hoping to fill the spaces soon. He wants to make his building, signage and parking lot attractive and maintains it the best he can given the high cost of replacement. He told the Board how much rent he is currently receiving and what he covers out of the rent.

The Board recognized that Mr. Palahzi earnestly means to make this building and the businesses within it a success. They discussed the purchase price and the condition of the building and parking lot.

Chairwoman Fitts Ritter **motioned** to reduce the value to \$680,00 (476,000 assessment); Mr. Long **seconded**. All in favor; *motion passed*.

534 Main Street

Tony Palahzi explained that because of the easements on this property, all they can do is farm it, which they do. He gave the Board information on the easements to evidence the restrictions.

Mr. Long **motioned** to reduce the assessment to 24,352; Ms. Downes **seconded**. All in favor; *motion passed*.

30 New Lane

Attorney Sean Sweeney presented the Board with proper authorizations for tonight's hearings and the hearings prior to this.

He presented the Board with a broker's price opinion commissioned by his clients. Ms. Baron noted that it was not an appraisal and was just data with no supporting factors.

Chairwoman Fitts Ritter **motioned** to deny the appeal; Ms. Downes **seconded**. Chairwoman Fitts Ritter and Ms. Downes in favor, Mr. Long against. *Motion passed*.

110 Court Street

Attorney Sean Sweeney presented the Board with a broker's price opinion commissioned by his clients.

Ms. Baron noted that it was not an appraisal and was just data with no supporting factors.

Chairwoman Fitts Ritter **motioned** to deny the appeal; Ms. Downes **seconded**. Chairwoman Fitts Ritter and Ms. Downes in favor, Mr. Long against. *Motion passed*.

40 Country Squire

Attorney Sean Sweeney presented the Board with a broker's price opinion commissioned by his clients.

Ms. Baron noted that it was not an appraisal and was just data with no supporting factors.

Chairwoman Fitts Ritter **motioned** to deny the appeal; Ms. Downes **seconded**.  
Chairwoman Fitts Ritter and Ms. Downes in favor, Mr. Long against. *Motion passed.*

#### **D. Old Business:**

##### 154 West Street

Chairwoman Fitts Ritter **motioned** to deny the appeal; Ms. Downes **seconded**. All in favor; *motion passed.*

##### 30 Sebethe Drive

Mr. Long **motioned** to deny the appeal; Ms. Downes **seconded**. All in favor; *motion passed.*

##### 604 Main Street

Mr. Long **motioned** to deny the appeal; Chairwoman Fitts Ritter **seconded**. All in favor; *motion passed.*

##### Cromwell Growers Inc

The Board noted that the appeal requested a major reduction from what the appellant declared on their own declaration.

Chairwoman Fitts Ritter **motioned** to deny the appeal; Mr. Long **seconded**. All in favor; *motion passed.*

2 Sovereign Ridge

Ms. Baron visited the property and reported to the Board that the house was not in good shape and that she changed the condition to reflect this and noted the water damage. With these changes, she determined an updated assessment of 751,380.

Chairwoman Fitts Ritter **motioned** to reduce the assessment to 751,380; Mr. Long **seconded**. All in favor; *motion passed*.

5 Ledge Rd

Ms. Baron reported to the Board what effect removing the area above the garage would have on the value and the Board discussed.

Mr. Long **motioned** to deny the appeal; Ms. Downes **seconded**. All in favor; *motion passed*.

700 Corporate Row

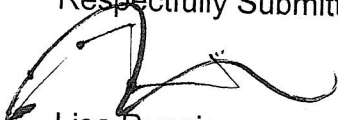
Chairwoman Fitts Ritter **motioned** to reduce the value to \$651,000 (455,700 assessment); Mr. Long **seconded**. All in favor; *motion passed*.

**E. Staff Comments:**

Ms. Baron advised the Board that Mr. Sabo contacted OPM and requested supporting information for the revaluation. He sent an email to the Assessor's Office and that email was forwarded to the Board.

**F. Adjournment:** The meeting adjourned at 7:53pm.

Respectfully Submitted,



Lisa Ruggiero