



**Town of Woodbridge  
Board of Assessment Appeals  
October 1, 2025 Grand List  
Special Meeting Minutes  
Thursday, April 10, 2025 at 4:50 pm  
Town Hall – Main Meeting Room**

**Board of Assessment Members Present:** Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq., Lin Yang

- The scheduled Board of Assessment Appeals appointments listed below took place. Each Board member reviewed appeal applications with appellants.
- Following the completion of all Hearings, the Board deliberated. Decisions are noted below.
- At 730pm, Chair Ginzberg opened the meeting of the Woodbridge Board of Assessment Appeals.

**Appeals Heard by Chair Jeffrey Ginzberg:**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **24 Spector Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Paul Greenberg**

**Property Location: 24 Spector Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to reduce the assessment by of the building value due to the condition by \$25,000 to \$325,700.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net Assessment changed to: \$446,590.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **52 Indian Trail** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Scott Hunter & Kathleen Hunter**

**Property Location: 52 Indian Trail**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Lin Yang seconded. Motion unanimously passed. Andrew Schaffer recused himself.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **1674 Litchfield Tpk** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Christina Ianniello**

**Property Location: 1674 Litchfield Tpk**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that they failed to adequately disclose personal property, assessor made inspection and appropriately approximated value.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **36 Selden Street** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Dale Ayotte**

**Property Location: 36 Selden Street**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned grant the appeal and reduce the assessment of the building value due to the condition by \$28,170 to \$100,000.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$176,510.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **30 Country Club Drive** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Zhadi Gong

**Property Location:** **30 Country Club Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps, while similar, contain excessive adjustments.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **4 Park Lane** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Tetyana Maranets

**Property Location:** **4 Park Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the building value due to the condition by \$15,000 to \$281,800.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **Net assessment changed to \$373,640.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **98 N. Racebrook Rd** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Pheng K. Ky

**Property Location:** **98 N. Racebrook Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **17 Woodside Drive** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Nandou Lu**

**Property Location: 17 Woodside Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **26 Dillon Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: David Weiss, Attorney**

**Property Location: 26 Dillon Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the building value due to the condition by \$20,000 to \$444,900.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$594,740.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **11 Clearview Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Floria H. Polverari**

**Property Location: 11 Clearview Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **15 Bond Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gerald T. Weiner**

**Property Location: 15 Bond Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the land value to -\$10,640 due to the status as a lot having been improvidently made.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$10,640.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **13 Bond Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gerald T. Weiner**

**Property Location: 13 Bond Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the land value to \$10,850 due to the status as a lot having been improvidently made.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$10,850.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **908 Baldwin Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Larry Dickovick**

**Property Location: 908 Baldwin Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the building value by \$3,500 to \$203,700 due to the condition and the miscellaneous (silo) by \$2,800 to \$27,300 to confirm its status as a silo.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$337,400.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **43 Round Hill Rd** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** **James J. Nugent & Patrick Nugent**

**Property Location:** **43 Round Hill Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the building value by \$11,330 to \$528,790 due to the square footage.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **Net assessment changed to \$667,810.**

#### **Appeals Heard by Board Member Andrew Schaffer**

**Motion:** Andrew Schaffer moved to open discussion on the **11 Clark Rd** property appeal. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** **Keith Jacoby & Zineb Benchekchou**

**Property Location:** **11 Clark Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to grant the appeal due to the conditions and reduce the building value by \$25,000 to \$252,970.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **Net new assessment changed to: \$372,670.**

**Motion:** Andrew Schaffer moved to open discussion on the **12 Richard Sweet Drive** property appeal. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** **Ronald Osach**

**Property Location:** **12 Richard Sweet Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision:** **No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **87 Center Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Margaret Anderson & Fred Anderson**

**Property Location: 87 Center Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to grant the appeal due to the conditions of the home and reduce the building value by \$20,000 to \$185,800.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$298,850.**

**Motion:** Andrew Schaffer moved to open discussion on the **884 Baldwin Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Edward Whitbread**

**Property Location: 884 Baldwin Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to grant the appeal due to the conditions and reduce the building by \$10,000 to \$316,900.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$423,440.**

**Motion:** Andrew Schaffer moved to open discussion on the **1 Bradley Road, Suite 800** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Dow Enterprises, LLC (attorney James Brownstein)**

**Property Location: 1 Bradley Road, Suite 800**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **2 Old Mill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Atul Kulkarni**

**Property Location: 2 Old Mill Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.: Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **15 Cassway Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Michael C. Jacobson**

**Property Location: 15 Cassway Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **1 Fox Den Way** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Melissa B. Lawson & Andrew Lawson**

**Property Location: 1 Fox Den Way**

**Motion:** Andrew Schaffer motioned to reduce assessment based on the conditions of the building and there are no solar panels. The building value reduced by \$29,400 to \$ 567,840.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$699.930.**

**Motion:** Andrew Schaffer moved to open discussion on the **18A Jeremy Garden Lane** property appeal. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Paul Caines (Agent)**

**Property Location: 18A Jeremy Garden Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **10 Soundview Drive** property appeal. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gregory Karwowski & Kryoko Karwowski**

**Property Location: 10 Soundview Drive**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed. Also, the claimant's comps lack sufficient similarity to subject property.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Andrew Schaffer moved to open discussion on the **461 Amity Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Leonard C. Reizgold**

**Property Location: 461 Amity Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property. Also, the information provided was subjective, anecdotal and unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **10 Dogwood Cir** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joseph Geremia**

**Property Location: 10 Dogwood Cir**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to reduce the assessment based on the conditions of the building.

The building value reduced by \$27,000 to \$290,660.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$421,350.**

**Motion:** Andrew Schaffer moved to open discussion on the **63 Wepawaug Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jonathan Leone**

**Property Location: 63 Wepawaug Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to reduce the assessment based on the conditions of the building.

The building value reduced by \$29,000 to \$ 345,570.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$470,240.**

**Motion:** Andrew Schaffer moved to open discussion on the **21 Appletree Lane** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Chaim Azoff-Slifstein**

**Property Location: 21 Appletree Lane**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and an unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **4 Bunker Hill Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Robin Gordon Schaffer**

**Property Location: 4 Bunker Hill Road**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Appeals Heard by Board Member Lin Yang:**

**Motion:** Lin Yang moved to open discussion on the **31 Grove Hill Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Charles Kaoud**

**Property Location: 31 Grove Hill Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal and reduce the building value by \$25,000 to \$406,130. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$540,180.**

**Motion:** Lin Yang moved to open discussion on the **4 Elderslie Lane** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jessica Halprin & Martin Halprin**

**Property Location: 4 Elderslie Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **2 Pine Ridge Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jessica Halprin & Martin Halprin**

**Property Location: 2 Pines Bridge Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis the claimant's comps lack sufficient similarity to subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No changes.**

**Motion:** Lin Yang moved to open discussion on the **89 Rimmon Road** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gail Halprin & Martin Halprin**

**Property Location: 89 Rimmon Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis the claimant's comps lacked sufficient similarity to the subject property.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **19 Park Lane** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Susan Massaro-Torgerson**

**Property Location: 19 Park Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **7 Field Drive** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Darlene Barone**

**Property Location: 7 Field Drive**

**Motion:** Lin Yang motioned to grant the appeal due to the conditions of the building and deck and reduce the building value by \$25,000 to \$357,130.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: 465,560.**

**Motion:** Lin Yang moved to open discussion on the **25 Lorraine Drive** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Abbas Saadat**

**Property Location: 25 Lorraine Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal due to water damage and reduce the building value by \$20,000 to \$452,560.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$558,960.**

**Motion:** Lin Yang moved to open discussion on the **3 Warren Road** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Shengtao Yang**

**Property Location: 3 Warren Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal due to basement flooding and reduce the building value by \$20,000 to \$224,530.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$269,260.**

**Motion:** Lin Yang moved to open discussion on the **1161 Racebrook Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: South Central Connecticut Regional Water Authority (John Triana from RWA)**

**Property Location: 1161 Racebrook Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal due to the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Lin Yang moved to open discussion on the **6 Birch Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Haoxian Zhang**

**Property Location: 6 Birch Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal due to water damage and reduce the building value by \$40,000 to \$287,180.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$407,930.**

Motion: Lin Yang moved to open discussion on the 923 Baldwin Road property appeal

Andrew Schaffer seconded. Motion unanimously passed

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joan A. Dzikas & Michael R. Dzikas**

**Property Location: 923 Baldwin Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal to reduce the land by \$10,000 to \$73,160 and the building value by \$5,000 to \$112,040.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: New assessment changed to: \$189,330.**

**Motion:** Lin Yang moved to open discussion on the **6 Forest Trail** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Arthur Zuckerman**

**Property Location: 6 Forest Trail**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **162 Ansonia Road** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Farooqui Farah & Shaikh Saood**

**Property Location: 162 Ansonia Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **127 Beecher Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Keith Arnold**

**Property Location: 127 Beecher Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal due to the house being more like fair rather than good, and reduce the building value by \$40,000 to \$216,410.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$387,280.**

**Motion:** Lin Yang moved to open discussion on the **10 Old Quarry Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joanna Rodriguez**

**Property Location: 10 Old Quarry Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **19 Woodland Drive** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Robert Serow (Robert & Eileen Serow Living Trust)**

**Property Location: 19 Woodland Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **20 Cow Path Lane** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Rajkumar Verma**

**Property Location: 20 Cow Path Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No Change**

**Motion:** Lin Yang moved to open discussion on the **1182 Racebrook Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jason Morrill**

**Property Location: 1182 Racebrook Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal due to the condition reduce the building value by \$5,000 to \$207,520.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$331,070.**

**Motion:** Lin Yang moved to open discussion on the **16 Rock Hill Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Susan DiPetro**

**Property Location: 16 Rock Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal to reduce the building value by \$4,830 to \$320,040  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$449,120**

**Motion:** Lin Yang moved to open discussion on the **31 Peck Hill Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Thomas Beland & Lauren Beland**

**Property Location: 31 Peck Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Lin Yang moved to open discussion on the **15 Lunar Drive** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Woodbridge Properties, LLC August Horenning**

**Property Location: 15 Lunar Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Lin Yang moved to open discussion on the **1768 Litchfield Tpk** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: 1769 Litchfield Tpk Property, LLC August Horenning**

**Property Location: 1764 Litchfield Tpk**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **12 Lunar Drive** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Charlmax, LLC August Horenning**

**Property Location: 12 Lunar Drive**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **39 Round Hill Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kathleen L. Latornica August Horenning**

**Property Location: 39 Round Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **11 Round Hill Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kathleen L. Latronica August Horenning**

**Property Location: 11 Round Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **1045 Racebrook Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kenneth J Healy & Miranda J Healy August Horenning**

**Property Location: 1045 Racebrook Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **21 Timber Lane** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Larry Greenberg, Attorney**

**Property Location: 21 Timber Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **18 Deer Run Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Douglas Harrigan & Paul Harrigan**

**Property Location: 18 Deer Run Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **26 Punkin Patch** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Karl Ronne, Maray Silverman & Brenton Elliot, Attorney**

**Property Location: 26 Punkin Patch**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal and reduce the building by \$20,000 to \$300,880.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment change to: \$401,120.**

Lin Yang moved to open discussion on the **34 Ox Bow Lane** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: 34 Ox Bow LLC (Attorney Karen Kravetz)**

**Property Location: 34 Ox Bow Lane**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to grant the appeal and reduce the miscellaneous value of the pool which does not exist any longer by \$9,240 to \$0.00

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to: \$461,090.**

Lin Yang moved to open discussion on the **118 Ford Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Michael Savino (Gennaro Savino)**

**Property Location: 118 Ford Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **128 Ford Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Loise V. Savino Family Trust (Gennaro Savino, Trustee)**

**Property Location: 128 Ford Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **20 Newton Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: First Church of Christ**

**Property Location: 20 Newton Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

Lin Yang moved to open discussion on the **7 Fox Hill Road** property appeal.

Andrew Shaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Christopher Dellacroce**

**Property Location: 7 Fox Hill Road**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Meeting adjourned at 07:00PM**

Respectfully submitted: *Cathy Trzaski*