



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2022 Grand List
Meeting Minutes
Tuesday, March 28, 2023 at 6 pm
Town Hall – Central Meeting Room**

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

- Chair Ginzberg called the meeting to order at 6 pm.
- The Board deliberated on the March 23 Appeals. Decisions are noted below.

Appellant: 382 Amity LLC

Paula Esposito (commercial property owner)

Property Address: 382 Amity Road
Woodbridge, CT 06525

Appeal Reason: Appellant stated that she mailed her 2022 Income & Expense Report and she does not feel her assessment should increase by over \$25,000 because the report was not received by the Assessor's office. It was explained that the increase was not an actual property assessment increase but rather a 10 % penalty imposed for not filing as per State Statute. (Actual penalty imposed was \$25,445.)

Motion: Lin Yang motioned to deny the appeal on the basis that the \$25,445 represented the imposed penalty. Andrew Schaffer seconded. Motion passed unanimously.

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

Board Decision: No change.

Appellant: Nicolina, LLC

Maria Colagiovanni (business owner)

Personal Property: Hair Salon Equipment

Appeal Reason: The appellant filed the 2022 Personal Property Declaration Form. However, she did not detail on the form the equipment that she discarded when she closed her salon on Lucy St. and moved to a new space where she rents a chair at Hairs2You on Selden St. She submitted the list of discarded items to the Board on the date of her appeal.

Motion: Andrew Schaffer motioned for the personal property assessment to be recomputed by the Assessor based on the Disposed Asset List provided to the Board by the appellant. Lin Yang seconded. Motion passed unanimously.

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

Board Decision: Assessor to recompute personal property value.

Appellant: GI Johns, LLC

Mark Christo (business owner)

Personal Property: Portable Toilets

Appeal Reason: No show.

Motion: Andrew Schaffer motioned to deny the appeal based on failure to appear. Lin Yang seconded. Motion passed unanimously.

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

Board Decision: No change.

Appellant: Tim B. Hale

Personal Property: 2017 Honda HR-V

Appeal Reason: High mileage. A picture of the odometer with 113,973 miles was shown to the Board. The transmission was replaced at no charge by the dealership.

Motion: Lin Yang motioned to change the assessment to \$14,040 based on high mileage by reducing the clean retail value to \$20,050 from \$20,600 with a \$550 high mileage adjustment. Andrew Schaffer seconded. Motion passed unanimously.

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

Board Decision: Net assessment changed to \$14,040.

Appellant: Sterling Adams

Personal Property: 2015 GMC Sierra 3500 HD Denali Crew Cab 4WD Diesel

Appeal Reason: High mileage and body condition. The vehicle has 323,000. It was noted that there were several dings. (Picture of vehicle was not submitted.)

Motion: Andrew Schaffer motioned to grant the appeal on the basis of high mileage. Lin Yang seconded. Motion passed unanimously.

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

Board Decision: Net assessment changed to \$32,430.

Appellant: Amity Chiropractic & Rehabilitation Center, LLC

Michael Cocco (business owner)

Personal Property: Office Equipment

Appeal Reason: The appellant feels the personal property assessment is too high based on his reduction of personal property resulting from a move to a much smaller office space (1700 sq. ft. practice to a 620 sq. ft. space that he shares). The variance between the filed 2022 Declaration Form (list of existing assets plus discarded assets) did not tie back exactly to his 2021 Declaration Form because he explained that he did not think to compile a comprehensive inventory of everything that was discarded when he downsized his practice. The discarded assets in his 2022 Declaration Form were based on his recollection of what had been discarded. He noted that much of the equipment was thrown out because it was outdated, and some items were given away.

Motion: Andrew Schaffer motioned to grant the appeal based on the list provided by the appellant. Lin Yang seconded. Motion passed unanimously.

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

Board Decision: Net assessment changed to \$3,687.

Appellant: Vivianna Livesay

Personal Property: 1990 Lexus LS 400

Appeal Reason: Classis vehicle. A signed Antique, Rare of Special Interest Affidavit was filed with the Assessor's office, however, it was noted that it was filed after the deadline.

Motion: Liny Yang motioned to deny the appeal on the basis of not filing the affidavit on time. Andrew Schaffer seconded. Motion passed unanimously.

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

Board Decision: No change.

Appellant: Michael Broderick

Property Address: 9 Dillon Road

Woodbridge, CT 06525

Appeal Reason: Property condition. The appellant purchased the foreclosed property and detailed its condition. Aside from trash throughout the house, the dwelling did not have working heat, central air, or water. There were no functional toilets or kitchen, and plaster was hanging from the walls. The lawn was also cluttered with trash and appliances. The appellant confirmed that at the time of the purchase he was aware of the tax assessment, and that the property was purchased at a foreclosure sale with the original owner occupying the property. He purchased the property with the intent of restoring it.

Motion 1: Lin Yang motioned to reduce the building value to \$69,586 from \$72,530 and reduce the outbuilding value to \$0. Jeffrey Ginzberg seconded. Motion did not pass.

Vote: Yes - Lin Yang

Vote: No - Jeffrey Ginzberg, Andrew Schaffer

Motion 2: Andrew Schaffer motioned to reduce the assessment to \$203,280 that represents the latest assessment since the grand list filing. Jeffrey Ginzberg seconded. Motion passed.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer

Vote: No - Lin Yang

Board Decision: Net assessment changed to \$203,280.

Board of Assessment Appeals adjourned at approximately 7:05 pm.

Respectfully submitted: *Toni Belenski*