

BOARD OF ASSESSMENT APPEALS

MINUTES

SPECIAL MEETING, MONDAY, APRIL 17, 2017
TOWN HALL, 1019 MAIN STREET, BRANFORD, CT

Meeting was called to order by Chairman Nardella at 5:05 pm.

Roll Call: Chairman-Dennis Nardella; Hearing officer- Joesph Fazzino; Alternante-Michael Milici; Celeste Fisher-Associate Assessor; Clerk-Jennifer Acquino.

Motion made by D. Nardella to accept the recommendations of the hearing officers for all of the following appeals and vote at the end of the presentations on all. Second by J. Fazzino, motion carried. All hearing officers presented their appeals and discussions took place. A final vote was taken at the end of the presentations, see attached spreadsheet for values and vote records including abstentions. Motion carried unanimously 3-0.

Celeste Fisher (Associate Assessor) presented clerical changes that were made by the assessor's office. Motion made by D. Nardella to accept changes as presented by C. Fisher, second by M. Milici, motion carried 3-0.

Motion made by M. Milici to adjourn at 6:38 pm, second by J. Fazzino, motion carried 3-0.

Respectfully submitted,
Jennifer Acquino, Clerk

BRANFORD, CONNECTICUT
TOWN CLERK'S OFFICE

2017 APR 19 A 8 59

RECEIVED

Board of Assessment Appeals Voting Results April 17, 2017

LIST#	OWNER	LOCATION/DBA	AUDIT	CHG	NO CHG	OLD VALUE	NEW VALUE	JF	JF	JF	DN	DN	DN	MM	MM	MM
			YEAR					Y	N	ABS	Y	N	ABS	Y	N	ABS
015193	JONATHAN KIRSCH & JODI GREENSPAN	23 AUTUMN RIDGE RD			X	\$ 442,400.00	\$ 442,400.00	X			X			X		
006438	CHRISTOPHER & ELEANOR NELSON	15 BASSETT RD		X		\$ 253,300.00	\$ 243,500.00	X			X			X		
011561	RICHARD GREENBERG	4 CHESTNUT HILL			X	\$ 139,700.00	\$ 139,700.00	X			X			X		
005476	JUSTINE MARLOWE	4 DORR ST			X	\$ 426,100.00	\$ 426,100.00	X			X			X		
002982	ANN MCDONALD	15 ETZEL RD			X	\$ 449,300.00	\$ 449,300.00	X			X			X		
005859	ROBERT J. & ANN MCDONALD	18-19 ETZEL RD			X	\$ 654,200.00	\$ 654,200.00	X			X			X		
007559	PAUL & TRACY SHAMAS	93 FLAX MILL RD			X	\$ 314,100.00	\$ 314,100.00	X			X			X		
003243	ROBIN & LISA SANDLER	15 HART AVE			X	\$ 626,700.00	\$ 626,700.00	X			X			X		
003933	MARTIN HALLIER	96 HIGHLAND AVE			X	\$ 492,800.00	\$ 492,800.00	X			X			X		
0046848	EVOTEC (US) INC	EVOTEC US INC			X	\$ 8,438,250.00	\$ 8,438,250.00	X			X			X		
0041477	AIRGAS USA, LLC-NORTH DIVISION	AIRGAS USA			X	\$ 89,070.00	\$ 89,070.00	X			X			X		
84222	FRANK & BARBARA SHAW	2014 FORD SUPERDUTY			X	\$ 78,300.00	\$ 78,300.00	X			X			X		
82972	PETER D. MARKLE	2015 AUDI A5			X	\$ 31,682.00	\$ 31,682.00	X			X			X		
42357	RONALD WICKHAM	COMPUTER DESIGN CENTER		X		\$ 3,750.00	\$ 1,093.00	X			X			X		
0043432	HONG EUN ROH	OASIS NAIL & SPA LLC	2013		X	\$ 148,125.00	\$ 148,125.00	X			X			X		
0043432	HONG EUN ROH	OASIS NAIL & SPA LLC	2014		X	\$ 126,995.00	\$ 126,995.00	X			X			X		
0043432	HONG EUN ROH	OASIS NAIL & SPA LLC	2015		X	\$ 107,103.00	\$ 107,103.00	X			X			X		
0043432	HONG EUN ROH	OASIS NAIL & SPA LLC	2016		X	\$ 71,870.00	\$ 71,870.00	X			X			X		
46497	SALRICH SEVEN, INC.	SALRICH SEVEN, INC.	2016		X	\$ 128,220.00	\$ 128,220.00	X			X			X		
46497	SALRICH SEVEN, INC.	SALRICH SEVEN, INC.	2015		X	\$ 173,195.00	\$ 173,195.00	X			X			X		
46497	SALRICH SEVEN, INC.	SALRICH SEVEN, INC.	2014		X	\$ 199,113.00	\$ 199,113.00	X			X			X		
46497	SALRICH SEVEN, INC.	SALRICH SEVEN, INC.	2013		X	\$ 225,566.00	\$ 225,566.00	X			X			X		
001728	JOSPEH & ALICE CHIARAMONTE	10 HIGH MEADOW RD REAR			X	\$ 21,000.00	\$ 21,000.00	X			X			X		
007931	MARZENA ZIELINSKA & JAKUB DUDZIUK	148 HIGHLAND AVE		X		\$ 379,300.00	\$ 360,400.00	X			X			X		
008129	LINDA WILKINSON	693 LEETES ISLAND RD			X	\$ 350,400.00	\$ 350,400.00	X			X			X		
002979	ALAN ETZEL	279 LINDEN AVE			X	\$ 516,400.00	\$ 516,400.00	X			X			X		
001021	FRANCOISE JOELLE ROUX	185 PAWSON RD		X		\$ 413,900.00	\$ 374,700.00	X			X			X		
015595	KENNETH A DELFINI	185 PINE ORCHARD RD			X	\$ 365,600.00	\$ 365,600.00	X			X			X		
008102	STEPHEN SERRA	56 QUEACH RD		X		\$ 221,200.00	\$ 204,800.00	X			X			X		
015638	STEPHEN BAETZ	52 RIVER WALK			X	\$ 426,400.00	\$ 426,400.00	X			X			X		
004598	MICHAEL DALTON	39 SAWMILL RD		X		\$ 467,400.00	\$ 377,600.00	X			X			X		
014851	PETER & BARBARA STRAUSS	18 SPINNAKER RUN			X	\$ 695,400.00	\$ 695,400.00	X			X			X		
004235	ORLANDO DIAZ	94 SUMMER ISLAND RD			X	\$ 490,300.00	\$ 490,300.00	X			X			X		
0053118	DAWN KORIK	THE LOUVER SHOP		X		\$ 1,510.00	\$ -	X			X			X		
0053119	ISA BOLOTIN	LOVED BOUTIQUE			X	\$ 10,950.00	\$ 10,950.00	X			X			X		
0040899	OXLEY INC	OXLEY INC			X	\$ 464,990.00	\$ 464,990.00	X			X			X		
0053161	LEANNA BOSSANO	SOL THERAPEUTIC MASSAGE			X	\$ 930.00	\$ 930.00	X			X			X		
0053239	CHAD ROY, PHOTOGRAPHER	CHAD ROY, PHOTOGRAPHER		X		\$ 2,550.00	\$ -	X			X			X		
40231	SCOTT GAVALETZ	BRANFORD VETERINARY HOSP		X		\$ 100,170.00	\$ 66,155.00	X			X			X		
53144	JILL PREVIDI	PREVIDI SYSTEM		X		\$ 1,840.00	\$ -	X			X			X		
45608	PROTO ENTERPRISES LLC	PENNACHE OF BRANFORD	2013		X	\$ 22,500.00	\$ 22,500.00	X			X			X		
45608	PROTO ENTERPRISES LLC	PENNACHE OF BRANFORD	2014		X	\$ 22,500.00	\$ 22,500.00	X			X			X		
45608	PROTO ENTERPRISES LLC	PENNACHE OF BRANFORD	2015		X	\$ 22,500.00	\$ 22,500.00	X			X			X		
45608	PROTO ENTERPRISES LLC	PENNACHE OF BRANFORD	2016		X	\$ 2,160.00	\$ 2,160.00	X			X			X		
008655	SUSAN KIRBY	60 SUNSET BEACH RD		X		\$ 234,500.00	\$ 200,700.00	X			X			X		
000307	LOGAN & ELISE REED	40 SUNSET HILL DR			X	\$ 279,900.00	\$ 279,900.00	X			X			X		
014134	KATIE A. & BRIAN SPINATO	21 WHITEWOOD DR		X		\$ 348,600.00	\$ 284,800.00	X			X			X		
007447	YING ZHOU	53 WINDMILL HILL RD		X		\$ 285,200.00	\$ 256,500.00	X			X			X		

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			YEAR					Y	N	ABS	Y	N	ABS	Y	N	ABS
015364	MARK & DENISE GIBSON	171 PINE ORCHARD RD			X	\$ 687,700.00	\$ 687,700.00	X			X			X		
000203	ANNE M. ANDERSON	34 PAWSON LANDING DR		X		\$ 665,500.00	\$ 645,800.00	X			X			X		
001213	JOHN E & SARA ANN PFEIFER	POT ISLAND-TREASURE			X	\$ 426,000.00	\$ 426,600.00	X			X			X		
0043276	ACARA PARTNERS	ACARA MED SPAS		X		\$ 43,880.00	\$ 36,558.00	X			X			X		
0042242	ST RAPHAEL DIALYSIS CENTER PARTNERSHIP	BRANFORD DIALYSIS CENTER	2013		X	\$ 673,300.00	\$ 673,300.00	X			X			X		
0042242	ST RAPHAEL DIALYSIS CENTER PARTNERSHIP	BRANFORD DIALYSIS CENTER	2014		X	\$ 678,022.00	\$ 678,022.00	X			X			X		
0042242	ST RAPHAEL DIALYSIS CENTER PARTNERSHIP	BRANFORD DIALYSIS CENTER	2015		X	\$ 650,870.00	\$ 650,870.00	X			X			X		
0042242	ST RAPHAEL DIALYSIS CENTER PARTNERSHIP	BRANFORD DIALYSIS CENTER	2016		X	\$ 620,870.00	\$ 620,870.00	X			X			X		
0053261	STONY CREEK DEPOT, LLC	STONY CREEK DEPOT		X		\$ 13,810.00	\$ 6,279.00	X			X			X		
0053198	TAKUMI INC	TAKUMI INC		X		\$ 131,930.00	\$ 57,088.00	X			X			X		
007678	KIRKHAM MUTUAL HOUSING LP	63 KIRKHAM ST			X	\$ 653,600.00	\$ 653,600.00	X			X			X		
53154	PAUL ANDREW STALEY	REVERIE KITCHEN LLC		X		\$ 49,840.00	\$ -	X			X			X		
41055	A. SECONDINO & SON, INC.	A. SECONDINO & SON, INC		X		\$ 385,340.00	\$ 197,225.00	X			X			X		
0047038	GW CARSON BURGER BAR	GW CARSON BURGER BAR	2014	X		\$ 402,253.00	\$ 254,470.00	X			X			X		
0047038	GW CARSON BURGER BAR	GW CARSON BURGER BAR	2015	X		\$ 376,948.00	\$ 248,751.00	X			X			X		
0047038	GW CARSON BURGER BAR	GW CARSON BURGER BAR	2016	X		\$ 264,140.00	\$ 174,956.00	X			X			X		
0046567	BOSSMAN LLC	HOME	2013		X	\$ 174,850.00	\$ 174,850.00	X			X			X		
0046567	BOSSMAN LLC	HOME	2014		X	\$ 161,051.00	\$ 161,051.00	X			X			X		
0046567	BOSSMAN LLC	HOME	2015		X	\$ 146,313.00	\$ 146,313.00	X			X			X		
0046567	BOSSMAN LLC	HOME	2016		X	\$ 85,450.00	\$ 85,450.00	X			X			X		