

**TOWN OF BOLTON:**

**BOARD OF ASSESSMENT APPEALS (BAA) MEETING MINUTES**

DATE: APRIL 15, 16, and 17, 2024

CALLED TO ORDER: by Fiorentino at 6pm

MEMBERS PRESENT: Mary Terhune, Tom Fiorentino, Matt Wraight

**GENERAL BUSINESS:**

Old Business:

1. The BAA unanimously approved the changes submitted to the BAA from the assessor dated March 5, 2024.
2. The dates for the September meeting were scheduled. The meeting shall be held on September 17, 18, and 21, 2024.

New Business:

1. 33 applications related to motor vehicle and real property values were presented:

APPEAL OF: Myette  
 PROPERTY: 18 Riga Lane  
 APPROVED DENIED  
 REASON: insufficient evidence to support claim  
 ADJUSTMENT:  
 Members in favor: all  
 Members opposed: none

APPEAL OF: Treschuk  
 PROPERTY: 29 Carter St  
 APPROVED DENIED  
 REASON: insufficient evidence to support claim  
 ADJUSTMENT:  
 Members in favor: all  
 Members opposed: none

APPEAL OF: Howser  
 PROPERTY: 1074 Boston Tpk  
 APPROVED DENIED  
 REASON: insufficient evidence to support claim  
 ADJUSTMENT:  
 Members in favor: all  
 Members opposed: none

APPEAL OF: Abele

PROPERTY: 31 Tunxis trail

APPROVED DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Dobranski

PROPERTY: 14 Clark Rd

APPROVED DENIED

REASON: poor condition realtor's appraisal provided

ADJUSTMENT: old assessment 141200 new assessment 126,000

Members in favor: all

Members opposed: none

APPEAL OF: Prosailo / Bokshan

PROPERTY: 78 Maple Valley Rd

APPROVED DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Di Nunzio

PROPERTY: 2 wall St.

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Scherer / Campanella

PROPERTY: 30 Valerie Dr.

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Zangeneh

PROPERTY: 17 Keeney Dr.

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Raben / Ricci

PROPERTY: 49 Castle Rock

APPROVED / DENIED

REASON: excessive value appraisal provided

ADJUSTMENT: old 611600 New 567,000

Members in favor: all

Members opposed: none

APPEAL OF: goodness

PROPERTY: 68 High Ridge Farm Lane

APPROVED / DENIED

REASON: excessive valuation

ADJUSTMENT: old 622,000 New 595,000

Members in favor: all

Members opposed: none

APPEAL OF: Graubbaum

PROPERTY: 2006 Subaru Outback

APPROVED / DENIED

REASON: Excessive mileage / condition

ADJUSTMENT: supplemental 2022 old 2800 New 1850 \*

Members in favor: all

Members opposed: none

current 2023 old 3450 New 1500 \*

APPEAL OF: Hayes

PROPERTY: 139 Vernon Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Briggs

PROPERTY: 18 Wynwood

APPROVED / DENIED

REASON: NO SHOW

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Teller

PROPERTY: 27 Shoddy Mill Rd

APPROVED / DENIED

REASON: excessive valuation Appraisal provided

ADJUSTMENT: old 442,200 new 413,000

Members in favor: all

Members opposed: none

APPEAL OF: Van Allen  
PROPERTY: 76 Shoddy Mill Rd

APPROVED / DENIED

REASON: excessive valuation / condition of lot

ADJUSTMENT: old 452,200      434,000

Members in favor: all

Members opposed: none

APPEAL OF: LaBella  
PROPERTY: 209 Hebron Rd

APPROVED / DENIED

REASON: excessive valuation for size of house

ADJUSTMENT: old 378,900      new 346,500

Members in favor: all

Members opposed: none

APPEAL OF: Crosskey  
PROPERTY: 13 Lynwood

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Crosskey

PROPERTY: Lynwood MAP 02/178

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Morra

PROPERTY: 25 Tinker Pond Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Crockett

PROPERTY: 121 Birch MT Road

APPROVED / DENIED

REASON: Excessive valuation for size; Age of house

ADJUSTMENT: old 430000 new 413000

Members in favor: all

Members opposed: none



APPEAL OF: Morra - Tice

PROPERTY: 18 Bolton Center Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Dimock

PROPERTY: 99 Notch Rd

APPROVED / DENIED

REASON: Excessive valuation Appraisal provided

ADJUSTMENT: old 300410 new 287,000

Members in favor: all

Members opposed: none

APPEAL OF: Hartzog

PROPERTY: 13 Hanover Farms Rd

APPROVED / DENIED

REASON: Excessive valuation for size & Age of house

ADJUSTMENT: 395000 old 371000 new

Members in favor: all

Members opposed: none

APPEAL OF: Clavet

PROPERTY: 2016 VW Passat

APPROVED/DENIED

REASON: excessive mileage / condition

ADJUSTMENT: supplemental 2022 old 9840 new 2990 \*

Members in favor: all

Members opposed: none

Current 2023 old 7880 new 1030 \*

APPEAL OF: Johnson

PROPERTY: Application for exemption of vehicle

APPROVED/DENIED

REASON:

ADJUSTMENT:

Members in favor: all

Members opposed:

APPEAL OF: Hriczo

PROPERTY: 2023 Tesla

APPROVED/DENIED

REASON: wrong valuation for vehicle

ADJUSTMENT: old 46200 New 34292

Members in favor: all

Members opposed: none

\* See notes re: Hop River Rd properties

APPEAL OF: Lajoie

PROPERTY: 644 Hop River Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Cinea

PROPERTY: 630 Hop River Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Mosier

PROPERTY: 634 Hop River Rd

APPROVED / DENIED

REASON: insufficient evidence to support claim

ADJUSTMENT:

Members in favor: all

Members opposed: none

APPEAL OF: Alford  
 PROPERTY: 628 Hop River Rd  
 APPROVED (DENIED)  
 REASON: insufficient evidence to support claim  
 ADJUSTMENT: \_\_\_\_\_  
 Members in favor: all  
 Members opposed: none

APPEAL OF: \_\_\_\_\_  
 PROPERTY: \_\_\_\_\_  
 APPROVED / DENIED \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 ADJUSTMENT: \_\_\_\_\_  
 Members in favor: \_\_\_\_\_  
 Members opposed: \_\_\_\_\_

APPEAL OF: \_\_\_\_\_  
 PROPERTY: \_\_\_\_\_  
 APPROVED / DENIED \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 ADJUSTMENT: \_\_\_\_\_  
 Members in favor: \_\_\_\_\_  
 Members opposed: \_\_\_\_\_

**\* NOTES**

This Board recognizes that The values of the properties in the Marc Anthony (Hop River Rd) may be affected by the prior approval of the subdivision consisting of a private ingress/egress that requires maintenance by the homeowners. There have been no sales of any homes and no appraisals provided that could support a claim of a devaluation.

APPEAL OF: Vernier

PROPERTY: 12 Colonial

APPROVED / DENIED

REASON: With drawn

ADJUSTMENT:

Members in favor:

Members opposed:

APPEAL OF: Szewc

PROPERTY: 224 Hebron

APPROVED / DENIED

REASON: w. Thd drawn

ADJUSTMENT:

Members in favor:

Members opposed:

APPEAL OF: Carole Franco

PROPERTY: (Pending)

APPROVED / DENIED

REASON:

ADJUSTMENT:

Members in favor:

Members opposed: