

TOWN OF BOLTON

BOARD OF ASSESSMENT APPEALS MINUTES

DATE MARCH 11, 2025

CALLED TO ORDER BY Chairperson, Tom Fiorentino AT 6:00pm.

MEMBERS PRESENT: MARY TERHUNE, and TOM FIORENTINO

OLD BUSINESS

- A. The minutes of the last meeting were read. A motion for acceptance was made by TERHUNE and seconded by FIORENTINO all were in favor; so moved.
- B. The September 2025 meetings were confirmed:
 - 1. 9/9/2025 at 6pm
 - 2. 9/10/2025 at 6pm.
 - 3. 9/13/2025 at 8:30am.

NEW BUSINESS:

- A. Terhune moved to accept the ASSESSOR'S REQUEST FOR CHANGES (attached), seconded by Fiorentino, all were in favor; so moved.

APPEAL OF: John and Leah Dean

ADDRESS: 25 West Street

REASON: DENIED. Fire damage to building occurred after revaluation date.

Members in favor: ALL

Members opposed: NONE

APPEAL OF: Frances and Joseph Rokicki

Address: 19 Anthony Rd.

REASON: DENIED. Assessor made corrections and reduced assessed value

Members in favor: ALL

Members opposed: NONE

APPEAL OF: _____ ADDRESS: _____

REASON: _____

Members in favor: _____

Members opposed: _____

APPEAL OF: _____ ADDRESS: _____

REASON: _____

Members in favor: _____

Members opposed: _____

APPEAL OF: _____ ADDRESS: _____

REASON: _____

Members in favor: _____

Members opposed: _____

APPEAL OF: _____ ADDRESS: _____

REASON: _____

Members in favor: _____

Members opposed: _____

APPEAL OF: _____ ADDRESS: _____

REASON: _____

Members in favor: _____

Members opposed: _____

Meeting Adjourned at 7:30pm

Chair, Tom Fiorentino

TOWN OF BOLTON

ACTION NOTICE OF THE BOARD OF ASSESSMENT APPEALS

TOWN: Bolton

DATE: 3/11/2025

TO: John & Leah Dean

RE: 25 West St
Location of Property

Date mailed:

Dear: Mr & Mrs Dean

This notice informs you that your application for appeal with the Board of Assessment Appeals dated 2/6/25, for real/
personal property assessed as of October 1, 2024 ~~to~~ _____ has been approved/denied under the provisions of

Chapter 12 of the Connecticut General Statutes.

Your application was denied on 3/11/2025
(Action date)

Your application was granted on _____
(Action date)

	OLD ASSESSMENT	NEW ASSESSMENT
REAL ESTATE	_____	_____
PERSONAL PROPERTY	_____	_____

Appeals from the action of the Board of Assessment Appeals are to be filed with the Superior Court, within two (2) months of
the Board's Action.

BOARD OF ASSESSMENT APPEALS


_____, Chairman

TOWN OF BOLTON

ACTION NOTICE OF THE BOARD OF ASSESSMENT APPEALS

TOWN: Bolton
DATE: 3/11/2025
TO: Joseph - Frances Rokicki
RE: 19 Anthony Rd
Location of Property

Date mailed:

Dear: Mr. & Mrs Rokicki

This notice informs you that your application for appeal with the Board of Assessment Appeals dated 2/19/25 for real/
personal property assessed as of October 1, 2024 to _____ has been approved/denied under the provisions of

Chapter 12 of the Connecticut General Statutes.

Your application was denied on 3/11/2025
(Action date)

Your application was granted on _____
(Action date)

	OLD ASSESSMENT	NEW ASSESSMENT
REAL ESTATE	_____	_____
PERSONAL PROPERTY	_____	_____

Appeals from the action of the Board of Assessment Appeals are to be filed with the Superior Court, within two (2) months of
the Board's Action.

BOARD OF ASSESSMENT APPEALS

[Signature], Chairman

Assessor's request to approve change + have them appear on M-13 for GL 2024 per CGS 12-111(a)(3) + 12-115

ACCT #	TYPE	NAME	LOCATION	ORIG GROSS ASSMNT	EXEMPT	ORIG NET ASSMNT	NEW GROSS ASSMNT	EXEMPT	NEW NET ASSMNT	DIFF	REASON	CODE CHNGD
10001447	RE	ROY NICHOLAS D	20 NOTCH RD	211,200	4,500	206,700	211,200	15,750	195,450	(11,250)	INCORRECT VETERAN CODE APPLIED SINCE ORIGINALLY APPLIED	AAA & CAB (0% DISABLED) TO AEA & CEB (90% DISABLED)
10002213	RE	SULLIVAN JOSHUA S	50 HATFIELD DR	390,030	0	390,030	391,330	0	391,330	1,300	ADDITION COMPLETED 8/2024 BUT ASSR VISITED AFTER GL CLOSED	1-3 (DWELLING) & 1-4 (RES OUTBLG)
10001532	RE	STRINGER MATTHEW J & BIANCA	18 COOK DR	186,100	4,500	181,600	186,100	13,500	172,600	(9,000)	VA DISABILITY LETTER RECEIVED 2/18/2025 FOR 70% DISABLED	CHANGE AAA/CAB TO ADA/CD8
								TOTAL	DIFF	(18,950)		

Assessor's request to approve change + have them appear on M-13 for GL 2024 per CGS 12-111(a)(3) + 12-115

UNIQUE ID	NAME	ORIG ASSMNT	Orig Exempt	ORIG TOTAL	NEW ASSMNT	New Exempt	New Total	DIFF	REASON	VEHICLE_YEAR	VEHICLE_MAKE	VEHICLE_MODEL
55053	TYRRELL JAMES E 2ND	19152	0	19152	19150	0	19150	-2	SYSTEM SHOULD HAVE ROUNDED ASSESSMENT TRANSFERRED FROM ANOTHER TOWN AND WILL AUTOMATICALLY ROUND THE ASSESSMENT TO THE NEAREST TEN IF THE ACCOUNT IS EVER OPENED OR MODIFIED. THERE WOULD BE NO RECORD OF THE CHANGE.	2019	TOYOTA	TUNDRA
52202	HARTL WAYNE	3510	0	3510	500	0	500	-3010	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	2004	GMC	SIERRA 2500 HD
53206	MARRION GWEN	2250	0	2250	500	0	500	-1750	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	2001	HONDA	ACCORD
53209	MARRION GWEN	1480	0	1480	500	0	500	-980	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	1996	FORD	F150
53281	MAYERSON BRENT	3220	0	3220	500	0	500	-2720	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	2005	SUBARU	LEGACY OUTBK
53280	MAYERSON BRENT	1170	0	1170	500	0	500	-670	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	1990	HONDA	CIVIC CRX
53283	MAYERSON BRENT	1120	0	1120	500	0	500	-620	ANTIQUUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 MV.	1995	BMW	R1100
TOTAL DIFFERENCE									0	-9132		

Assessor's request to approve change + have them appear on M-13 for GL 2024 per CGS 12-111(a)(3) + 12-115

UNIQUE ID	TYPE	NAME	ORIG ASMT	Orig Exempt	ORIG TOTAL	NEW ASMT	New Exempt	New Total	DIFF	REASON	Code Changed
200123	PP	EDPO LLC	427,460	-	427,460	32,250	-	32,250	(395,210)	EDPO REPORTED LARGE DECREASE IN ASSETS BECAUSE THEY WERE BETTER ABLE TO GET TOWN-SPECIFIC LOCATION DATA. PREVIOUSLY, ASSETS OF 3,764,554.20 WERE REPORTED IN 6 TOWNS. FOR 2024, ASSETS OF 3,746,221.75 WERE REPORTED IN 31 TOWNS.	10 CURRENTLY, CHANGE TO CODE 22; ZERO OUT CODE 20
200082	PP	ELEVON INC	250	-	250	-	-	-	(250)	DUPLICATE ACCOUNT TO 20240022	CHANGES CODE 20
200136	PP	KURYS JOSEPH	1,520	-	1,520	500	-	500	(1,020)	ANTIQUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 PP.	
200066	PP	CORVETTE CONNECTION	2,240	-	2,240	500	-	500	(1,740)	ANTIQUE MV APPLICATION, ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 PP.	
TOTAL DIFFERENCE									-\$398,220		

Assessor's request to approve change + have them appear on M-13 for GL 2024 per CGS 12-111(a)(3) + 12-115

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200082	PP	ELAYON INC	250	-	250	-	-	-	(250)	DUPPLICATE ACCOUNT TO 20240022	CHANGES CODE 20
200136	PP	KURYS JOSEPH	1,520	-	1,520	500	-	500	(1,020)	ANTIQUE MV APPLICATION. ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 PP.	
200066	PP	CORVETTE CONNECTION	2,240		2,240	500		500	(1,740)	ANTIQUE MV APPLICATION. ACCEPTED FOR GL 25. APPLICATION IS FOR 2024 PP.	
TOTAL DIFFERENCE									-\$398,220		

**BOARD OF ASSESSMENT APPEALS
TOWN OF BOLTON
222 BOLTON CENTER ROAD
BOLTON, CT 06343
Phone: 860-649-8066 X 6100 / Fax: 860-643-0021**

September 17, 2024

**NOTICE TO TOWN CLERK OF MEETINGS
OF BOARD OF ASSESSMENT APPEALS FOR THE CY 2025**

Regular Meeting— Tuesday, March 11, 2025, at 6:00 pm*
Regular Meeting – Wednesday, March 12, 2025 at 6:00 pm*
Regular Meeting – Saturday, March 15, 2025 at 8:30 am*

Regular Meeting — Tuesday, September 9, 2025 at 6:00 pm**
Regular Meeting — Wednesday, September 10, 2025 at 6:00 pm**
Regular Meeting — Saturday, September 13, 2025 at 8:30 am**

*With respect to meetings held in March, the Board of Assessment Appeals will schedule hearings for assessment appeals RECEIVED in writing by February 20, 2025.

**With respect to meetings held in September, the Board of Assessment Appeals will schedule hearings based on the number of Motor Vehicles appeals RECEIVED in writing by Friday, September 5, 2025.

Meetings are held in the Tax and Assessment Office on the Lower Level of Town Hall
222 Bolton Center Rd.
Bolton, CT 06043

Submitted by,

Thomas S. Fiorentino
Chairman
Board of Assessment Appeals