



Town of Burlington

200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

MEETING MINUTES (DRAFT) BOARD OF ASSESSMENT APPEALS

FRIDAY, MARCH 15, 2024 - 6:00 PM
BURLINGTON TOWN HALL

I. Call Meeting to Order

Chairman Roy Merritt called the meeting of the Board of Assessment Appeals to order at 6:08 p.m. Board members Kerri Kazlauskas and Andrew Ugalde present.

II. Deliberations of Appeals

The Board reviewed and deliberated on the following appellant cases:

A. 5 Hart Ridge (William & Jill Puleo)

Chairman Roy Merritt motioned to leave the property assessment unchanged due to the closest comparable property provided by the appellant (122 Nelson Drive) having a higher assessed property value than 5 Hart Ridge.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$519,050; New Assessment \$519,050

B. 200 Deer Run (Ronald Rutkowski)

Appellant did not show up for hearing with the Board. Per Connecticut General Statute Sec. 12-113, the Board shall not reduce the assessed value of property belonging to persons not appearing at a hearing before the Board.

Original Assessment \$477,890; New Assessment \$477,890

C. 10 Ichabod Lane (John Maier)

Chairman Roy Merritt motioned to leave the property assessment unchanged due to the only comparable property located in Burlington provided by the appellant (34 Mine Road) having a higher assessed property value than 10 Ichabod Lane.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$195,930; New Assessment \$195,930



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200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

D. 225 Covey Road (Jennifer Bucci)

Appellant did not show up for hearing with the Board. Per Connecticut General Statute Sec. 12-113, the Board shall not reduce the assessed value of property belonging to persons not appearing at a hearing before the Board.

Original Assessment \$236,320; New Assessment \$236,320

E. 3 Valley View Lane (Paul Pan)

Chairman Roy Merritt and Board Member Andrew Ugalde performed an onsite inspection of 3 Valley View Lane at 9 a.m. on Wednesday, March 13, 2024.

Motion made by Kerri Kazlauskas to correct property card and reduce assessed value of property accordingly by removing the finished attic shown incorrectly over the garage (space was verified by Board inspection to be unfinished).

Motion was seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$392,570; New Assessment \$380,600

F. 86 Taine Mountain Road (Donna Mete)

Appeal was withdrawn by property owner Donna Mete and hearing with Board was canceled.

G. 47 Charolais Way (Michael Siek)

Chairman Roy Merritt motioned to leave the property assessment unchanged due to comparable property (53 Charolais Way) sold on 07/03/2023 for \$795,000 which is similar to the appraised value of \$795,500 for 47 Charolais Way excluding its primary outbuilding.

Motion was seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$683,340; New Assessment \$683,340



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Board of Assessment Appeals

H. 14 Laurel Crest (Daniel Krawiecki)

Board member Andrew Ugalde offered to perform a visual inspection of the property to confirm condition (percent good) on Tuesday night, March 12, 2024 immediately following the conclusion of Board hearings. Chairman Roy Merritt offered to inspect the property anytime during daytime hours on Wednesday thru Friday, March 13 – 15, 2024. The property owner stated he was not available at these times to accommodate an inspection. Chairman Roy Merritt told the property owner that the Board was meeting on Friday night, March 15, 2024 at 6 p.m to deliberate and finalize decisions regarding all property appeals, and any inspection would need to be completed prior to 3/15/24 at 6 p.m.. The Board and appellant were unable to agree on a time to schedule a property inspection.

Chairman Roy Merritt motioned to leave the property assessment unchanged due to the inability to agree on a schedule to perform a property inspection with the appellant to confirm the condition (percent good) of the property.

Motion seconded by Andrew Ugalde. All in favor.

Old Assessment \$574,700; New Assessment \$574,700

I. 4 North Ridge (Karen & Howard Selinger)

Appellant did not show up for hearing with the Board. Per Connecticut General Statute Sec. 12-113, the Board shall not reduce the assessed value of property belonging to persons not appearing at a hearing before the Board.

Original Assessment \$407,050; New Assessment \$407,050

J. 369 Jerome Avenue (Judith Dick)

Chairman Roy Merritt performed an onsite inspection of 369 Jerome Avenue at 9 a.m. on Thursday, March 14, 2024.

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by increasing the functional obsolescence factor to 5, based on the confirmed condition of the property from Board inspection.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$300,020; New Assessment \$288,400



Town of Burlington

200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

K. 142 Belden Road (Allen & Susan Mitchell)

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by increasing the external obsolescence factor to 2, based on the surrounding environment.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$320,110; New Assessment \$314,790

L. 10 Covey Road (Burlington Academy Properties, LLC)

Kerri Kazlauskas motioned to leave the property assessment unchanged due to none of the comparable properties provided by the appellant's agent (David Johnson of Joseph C. Sansone Co.) were from outside the Town of Burlington.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$654,640; New Assessment \$654,640

M. 12 Covey Road (Burlington Academy Properties, LLC)

Kerri Kazlauskas motioned to leave the property assessment unchanged due to none of the comparable properties provided by the appellant's agent (David Johnson of Joseph C. Sansone Co.) were from outside the Town of Burlington.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$270,550; New Assessment \$270,550

N. 233 Spielman Highway (Burlington Academy Properties, LLC)

Kerri Kazlauskas motioned to leave the property assessment unchanged due to none of the comparable properties provided by the appellant's agent (David Johnson of Joseph C. Sansone Co.) were from outside the Town of Burlington.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$211,610; New Assessment \$211,610



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200 Spielman Highway
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Board of Assessment Appeals

O. 12/04/15 Spielman Highway (Burlington Academy Properties, LLC)

Kerri Kazlauskas motioned to leave the property assessment unchanged due to none of the comparable properties provided by the appellant's agent (David Johnson of Joseph C. Sansone Co.) were from outside the Town of Burlington.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$85,820; New Assessment \$85,820

P. 71 Deer Run (Paul & Hua Leighton)

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by changing the depreciation code from Good to Average.

Motion seconded by Andrew Ugalde. All in favor.

Original Assessment \$601,780; New Assessment \$592,260

Q. 7 Bigwood Lane (Stephen & Judy Grund)

Kerri Kazlauskas motioned to adjust the property card and reduce the assessed value of the property by reducing the land condition factor to 0.95 due to the property having a shared driveway.

Motion seconded by Chairman Roy Merritt.

Original Assessment \$380,450; New Assessment \$376,600

R. 59 Charolais Way (Michael & Dawn D'Amato)

Board member Andrew Ugalde performed an onsite inspection of the outbuilding on the property to verify grade and condition at 1 p.m. on Thursday, March 14, 2024.

Chairman Roy Merritt motioned to leave the property assessment unchanged, as the property including outbuilding, are considered properly valued and assessed.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$563,080; New Assessment \$563,080



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200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

S. 27 Claire Hill Road (Sebastian Krasowski)

Chairman Roy Merritt motioned to leave the property assessment unchanged, as the property is considered properly valued and assessed.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$366,590; New Assessment \$366,590

T. 106 Wildcat Road (Sally Larson)

Kerri Kazlauskas motioned to leave the property assessment unchanged, as the property is considered properly valued and assessed.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$401,450; New Assessment \$401,450

U. 103 West Chippen Hill Road (Theodore Shafer)

Kerri Kazlauskas motioned to leave the property assessment unchanged, as the property is considered properly valued and assessed.

Motion seconded by Chairman Roy Merritt. All in favor.

Original Assessment \$315,210; New Assessment \$315,210

V. 16 Punch Brook Road (Edward & Nancy Hybner)

Kerri Kazlauskas motioned to adjust the property card and reduce the assessed value of the property by correcting the basement classification to URB as it is not considered finished.

Motion seconded by Andrew Ugalde. All in favor.

Original Assessment \$252,000; New Assessment \$250,880

W. 23 Washington Street (Paul & Patricia Stepka)

Appellant did not show up for hearing with the Board. Per Connecticut General Statute Sec. 12-113, the Board shall not reduce the assessed value of property belonging to persons not appearing at a hearing before the Board.

Original Assessment \$299,880; New Assessment \$299,880



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200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

X. 31 Donna Drive (James & Theresa Beck)

Andrew Ugalde motioned to leave the property assessment unchanged, as the property is considered properly valued and assessed.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$607,040; New Assessment \$607,040

Y. 67 Lyon Road (Peter Sansone)

Kerri Kazlauskas motioned to leave the property assessment unchanged, as the assessed value is considered properly valued based on the property being under construction and 75% complete, which the appellant does not dispute.

Motion seconded by Chairman Roy Merritt. All in favor

Original Assessment \$285,530; New Assessment \$285,530

The property owner may appeal to the Board in the future once the property construction is complete and the final assessed value of the property is adjusted (if the owner has a grievance).

Z. 77 Belden Road (Robert & Lisa Everett)

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by changing the Grade from Average+10 to Average based on photos provided by the appellant.

Motion seconded by Andrew Ugalde. All in favor.

Original Assessment \$347,410; New Assessment \$326,270

AA. 85 Vineyard Road (Neil O'Keefe)

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by changing the land condition from 0.90 to 0.75 due to severely sloping terrain toward the rear half of the property.

Motion seconded by Kerri Kazlauskas. All in favor.

Original Assessment \$115,430; New Assessment \$107,940



Town of Burlington

200 Spielman Highway
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Board of Assessment Appeals

AB. 89 Vineyard Road (Neil O'Keefe)

Chairman Roy Merritt motioned to leave the property assessment unchanged, as the assessed value is considered properly valued.

Motion seconded by Kerri Kazlauskas. All in favor

Original Assessment \$140,280; New Assessment \$140,280

AC. 7 Fox Glen (Zbigniew Wiatrowski)

Chairman Roy Merritt motioned to adjust the property card and reduce the assessed value of the property by changing the depreciation code to P – poor, from F – fair based on photos provided by the appellant.

Motion seconded by Andrew Ugalde. All in favor.

Original Assessment \$303,660; New Assessment \$287,840

AD. 35 Properties (City of New Britain)

Chairman Roy Merritt motioned to leave the property assessment unchanged, as the assessed value is considered properly valued.

Motion seconded by Kerri Kazlauskas. All in favor

#	Original Assessment	New Assessment
30216000	\$1,680	\$1,680
00212700	\$2,170	\$2,170
30214300	\$3,010	\$3,010
30214400	\$3,010	\$3,010
30213900	\$3,010	\$3,010
30212700	\$3,150	\$3,150
30214000	\$3,220	\$3,220
30214500	\$3,430	\$3,430
30216105	\$5,460	\$5,460
30215900	\$5,530	\$5,530
00214100	\$9,590	\$9,590
30215310	\$17,080	\$17,080
30200092	\$24,430	\$24,430
30215800	\$34,160	\$34,160
30214800	\$51,240	\$51,240



Town of Burlington

200 Spielman Highway
Burlington, CT 06013

Board of Assessment Appeals

30216400	\$63,630	\$63,630
30213800	\$71,330	\$71,330
30213600	\$73,850	\$73,850
00213101	\$93,940	\$93,940
30215200	\$111,020	\$111,020
30213400	\$175,070	\$175,070
00212200	\$213,500	\$213,500
30215400	\$213,500	\$213,500
30216200	\$384,300	\$384,300
30213500	\$495,320	\$495,320
30215300	\$590,100	\$590,100
30214700	\$666,120	\$666,120
30215600	\$670,390	\$670,390
30213000	\$747,250	\$747,250
00214900	\$811,300	\$811,300
30216300	\$960,750	\$960,750
30215000	\$1,071,770	\$1,071,770
30215500	\$1,430,450	\$1,430,450
30216100	\$1,917,020	\$1,917,020
30213700	\$2,169,160	\$2,169,160
00212701	\$176,750	\$176,750

III. New Business

There was no new business discussed by the Board.

IV. Adjourn

Chairman Roy Merritt motioned to adjourn the meeting of the Board of Assessment Appeals at 10:13 p.m.

Motioned seconded by Andrew Ugalde. All in favor.

Meeting adjourned at 10:13 p.m.

Approved By/Date:

Roy Merritt, Jr.
Chairman, Board of Assessment Appeals
Town of Burlington