

TOWN OF WINDHAM  
BOARD OF ASSESSMENT APPEALS  
SPECIAL MEETING MINUTES  
April 17, 2012

At a meeting conducted on April 17, 2012, in the Court Room/Meeting Room in Town Hall, 979 Main St., Willimantic, CT, the following members were present: John Nimlo, Chairman; Tyler Griffin, Secretary; John DeVivo and Lori Jeffers.

The meeting was called to order at 10:00 a.m. by John Nimlo.

Upon a motion by Tyler Griffin, for John Nimlo to be Chairperson. It was seconded by John DeVivo. It was unanimous.

During this time, the Board heard and deliberated on 23 appeals, as follows:

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 179 Valley Street, Willimantic, owned by 179 Valley Street LLC.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 78 Ballamahack Road, Windham, owned by Sophia Andrychowski.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 87 South Street, Willimantic, owned by Arijs & Spodra Brekte.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 76 Jordan Lane, No. Windham, owned by James & Cynthia Clairmont.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 9 Earl Drive, Windham, owned by Roger C. Roberge Jr .

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 136 Chapman Street, Willimantic, owned by Richard Dubina.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 7 Paradise Street, Willimantic, owned by Frank Giancarlo, from \$112,150 to \$104,690.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 22 Old Mansfield Road, Windham, owned by Michael Geragotelis & Robert Smith, from \$188,910 to \$168,470.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 15 Ridgewood Road, Willimantic, owned by Jay Hilton, from \$103,530 to \$101,920.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 536 Pleasant Street, Willimantic, owned by Teresa Helena James, from 138,150 to 133,460.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 213 Main Street, Willimantic, owned by K Brothers LLC.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 161 Chestnut Street, Willimantic, owned by Daniel & Patricia Lein.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 24 Whittemore Street, Willimantic, owned by Donna Meskony.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 6 Mountain Street, Willimantic, owned by M M & M Properties, from \$185,850 to 149,800.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 98 Friendship Street, Willimantic, owned by Ronald & Charlene Pepin.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 237A Bricktop Road, Windham, owned by John & Linda Powell.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 205 Ivanhill Street, Willimantic, owned by Randall Construction.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 199 Ivanhill Street, Willimantic, owned by Randall Construction.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 184 Bricktop Road, Windham, owned by Kevin & April Schroeder, from \$109,380 to \$94,550.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 59 Chapman Street, Willimantic, owned by Six Happiness's LLC.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted to reduce the assessment of real estate at 364 Jerusalem Road, Windham, owned by Lesley Varszegi, from \$118,410 to \$112,060.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 19 Mountain Street, Willimantic, owned by John Walker.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimously voted "no change" to the assessment of real estate at 98 Chapman Street, Willimantic, owned by John Walker. Approval was granted to give the Enterprise Zone exemption for 98 Chapman Street.

Jeff Viens addressed the board about postponing Revaluation and his perception of unfair real estate values.

The board unanimously approved the Assessor Recommended Changes. See attached list.

Upon a motion by John Nimlo, seconded by Tyler Griffin, it was unanimous to adjourn the meeting at 5:31 p.m.

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Karen Porter, Secretary  
Board of Assessment Appeals

ASSESSOR RECOMMENDED CHANGES TO BOARD OF ASSESSMENT APPEALS

2011 GRAND LIST

APRIL 17, 2012

ACCT #	NAME	TYPE	2011 ASMT	ADJ. ASMT	DIFFERENCE	COMMENTS
	<b>MOTOR VEHICLE</b>					
51649200	WHEELS LT	MV	0	0	0	
51649300	VAZQUEA-MELENDZ ELDER	MV	0	11,390	11,390	ADD FROM WATERFORD
50057000	ASZKLAR, FRANK	MV	3,920	1,225	1,225	ADD FROM MANCHESTER
50209000	CARCHIDI, JOSEPH	MV	14,210	920	-3,000	ADD VET EXEMPITON
51649400	LEMIRE, KEITH	MV	0	11,210	-3,000	ADD VET EXEMPITON
				5,410	5,410	ADD FROM PUTNAM
	<b>TOTAL MV CHANGES</b>		<b>0</b>		<b>12,025</b>	
	<b>EXEMPT REAL ESTATE</b>					
	<b>TOTAL EXEMPT ADJUSTMENT</b>					
	<b>TAXABLE REAL ESTATE</b>					
00522800	CARCHIDI, JOSEPH	REAL	97,780	100,780	3,000	REMOVE VET EXEMPTION
00246600	ASZKLAR, FRANK	REAL	263,830	266,830	3,000	REMOVE VET EXEMPTION
00219400	SENKBEIL, JUDITH	REAL	155,380	153,420	-1,960	REMOVE CARPORT
00705900	CB PROPERTIES LLC	REAL	42,070	0	-42,070	COMBINED WITH ANOTHR LOT
	<b>TOTAL RE CHANGES</b>				<b>-38,030</b>	
	<b>PERSONAL PROPERTY</b>					
41187100	TIMBRELL ANDREW	PP	1,250	0	-1,250	DELETE ACCOUNT
41034900	CIT TECHNOLOGIES	PP	16,980	14,210	-2,770	REMOVE COPIER
	<b>TOTAL PP CHANGES</b>			<b>0</b>	<b>-4,020</b>	
	<b>TOTAL TAXABLE ADJUSTMENT</b>				<b>-30,025</b>	