



MINUTES
MARCH 10, 2026 - Tuesday

BOARD OF ASSESSMENT APPEALS
2024 Supplemental Motor Vehicle
2025 Personal Property and 2025 Real Estate

Present: Ann Marie Heering, Chairperson of the Board of Assessment Appeals
Greg Klimek, Board Member
Liza Salgado-Sirko, Board Member
Michele A. Ososki, Secretary of the Board
Thomas DeNoto, Assessor
John DiGiovanna, Deputy Assessor

The meeting was called to order at 3:00 p.m. on Tuesday, March 10, 2026 in the first floor Meeting Room No. 1-2 (#114) at the Bristol City Hall, 111 North Main Street, Bristol, Connecticut.

The Board of Assessment Appeals heard the following appeals in the afternoon session on:

- 199 Riverside Avenue – John Castolene
- 417 Broad Street – Jose Nugra
- 338 Redstone Hill Road – Azab Mahmoud
- 301 Matthews Street – Attorney Dave Preleski & Robert Tabacco
- 780 James P. Casey Road – 780 JPC Holdings
- 2016 Cadillac – Tina Thompson
- 2019 Lincoln – Syed Hasan

A motion was made by Ann Marie Heering, Chairperson to adjourn the afternoon appeal hearing with a second to the motion made by Greg Klimek, Board Member and it was unanimous to adjourn hearings at 4:56 p.m.

The Board of Assessment Appeal reconvened for its evening appeal hearings at 5:56 p.m. on March 10, 2026:

- 1277 Stafford Avenue – Marie White & John White
- 436 Broad Street – Aman Ullah
- 92 Andrews Street – Shannon Rivera
- 128 Fox Hollow Lane – David Amara
- 70 Northwestern Drive – Daniel O’Flaherty

The meeting was called to order at 4:00 p.m. on March 17, 2026 in the first floor meeting room no. 1-2 (#114) at the Bristol City Hall, 111 North Main Street, Bristol, CT.

1. 199 Riverside Avenue / John Castolene – Income & Expense Report
 - Appellant: Requesting the penalty be waived on the late filing of an Income and Expense Report due to an incorrect mailing address.
 - Board: Petition Denied.
2. 338 Redstone Hill Road / Mahmoud Azab – Income & Expense Report
 - Appellant: Requesting the penalty be waived on the late filing of an Income & Expense Report.
 - Board: Petition Dismissed. No Show
3. 417 Broad Street / Jose Nugra – Income & Expense Report
 - Appellant: Requesting the penalty be waived on the late filing of an Income & Expense Report.
 - Board: Petition Dismissed. No Show
4. 301 Matthews Street / Attorney Dave Preleski & Robert Tabacco - Real Estate
 - Appellant: Requesting to reinstate 5.6± acres of the PA-490 on his property.
 - Board: Petition granted.
5. 780 James P. Casey Road / Isaac Ross – Income & Expense Report
 - Appellant: Requesting the penalty be waived and/or reduced on the late filing of an Income & Expense Report.
 - Board: Petition Denied.
6. 2016 Cadillac XTS / Tina Thompson – Motor Vehicle
 - Appellant: Assessed Value to high.
 - Board: Petition dismissed – No Show.
7. 2019 Lincoln MKT / Syed Hasan – Motor Vehicle
 - Appellant: Assessed Value is too high due to high mileage.
 - Board: Petition Denied.

8. 1277 Stafford Avenue / Marie White & John White – Income & Expense Report

- Appellant: Requesting the penalty be waived due to the late filing of an Income & Expense Report.
- Board: Petition Denied.

9. 436 Broad Street / Aman Ullah – Real Estate

- Appellant: Assessed Value too high. Requested a reduction in value. No information submitted.
- Board: Petition Denied.

10. 92 Andrews Street / Shannon Rivera – Real Estate

- Appellant: Assessed Value too high. Submitted comparables and information. Refused an interior inspection.
- Board: Petition Denied.

11. 128 Fox Hollow Lane / David Amara – Real Estate

- Appellant: Assessed value too high and states square footage and finished areas on assessor's card incorrect. Refused an interior inspection.
- Board: Petition Denied.

12. 70 Northwestern Drive / Daniel O'Flaherty – Real Estate

- Appellant: Assessed Value is too high. Requesting a decrease as dwelling needs many improvements.
- Board: Petition Granted. Adjusted Assessed Value \$212,030.

A motion was made by Ann Marie Heering, Chairperson, to adjourn appeal hearings with a second to the motion made by Greg Klimek, Board Member and it was unanimous to adjourn hearings at 8:07 p.m.

Summary of appeals:

Appeals Approved = 2
Appeals Denied = 7
Appeals Dismissed = 3
Appeals Power of the Board = 0
Appeals Withdrawn = 0
Total Appeals = 12

Submitted by Michele Ososki, Secretary of the Board of Appeals