



MINUTES
MARCH 4, 2025 - Tuesday

BOARD OF ASSESSMENT APPEALS
2023 Supplemental Motor Vehicle
2024 Personal Property and 2024 Real Estate

Present: Mary Alford, Chairperson of the Board of Appeals
Cynthia Chesky Board Member
Greg Klimek, Board Member
Emmanuel Lorenzo, Assessment Technician
Michele A. Ososki, Secretary of the Board

The meeting was called to order at 2:56 p.m. on Tuesday, March 4, 2025 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:

- 181 Oakridge Road – Claire and Franklyn Morgan
- 171 Castle Road – Sarah E. DeCapua
- 36 East Main Street – A&J Realty Management
- Full Blast Entertainment – Sheldon Scott
- Judy's Nails – 1174 Farmington Avenue
- 2023 Tesla Model Y – Gowtham Venkatesan
- 73 Morningside Drive East – Laura Kunda

A motion was made by Greg Klimek, Board Member, to adjourn the afternoon appeal hearing with a second to the motion made by Cynthia Chesky, Board Member and it was unanimous to adjourn hearings at 4:46 p.m.

The Board of Assessment Appeal reconvened for its evening appeal hearings at 6:06 p.m. on March 4, 2025:

- 87 Missal Avenue – Samantha Muravnick
- 102 Simpkins Drive – Dino Circosta
- Covanta Bristol LLC – 170 Enterprise Drive
- 136 Empire Way – Mark and Dawn Whitford
- 634 Hill Street – Donna Hamelin
- TTEC Government – 32 Valley Street

1. 181 Oakridge Road – Claire & Franklyn Morgan

- Appellant: Questioning the assessed value of the property and motor vehicle. The board explained to them that they were requesting their value to be increased. It was suggested that they withdraw appeal.
- Board: Board agreed with appellant to have their appeal withdrawn.

2. 171 Castle Road – Sarah E. DeCapua

Greg Klimek recused himself and exited the room at 3:17 p.m. from this hearing.

- Appellant: Requesting the value be reduced as repairs are needed on the interior and exterior. A Comparative Market Analysis was submitted to the Board. Emmanuel Lorenzo, Assessment Technician, conducted an inspection. Photos submitted to the Board for their review.
- Board: Petition Granted. Reduced Fair Market Value to \$248,100.

Greg Klimek returned to the hearing at 3:28 p.m.

3. 36 East Main Street – A&J Realty Management – Income and Expense

- Appellant: Requested the penalty fee for the Income and Expense Report be waived for not filing on a timely basis. Owner also stated, the property is 100% owner occupied with no rental income.
- Board: Petition Denied.

4. Full Blast – 89 Grove Street – Personal Property

Greg Klimek recused himself and exited the room at 3:43 p.m. from this hearing.

- Appellant: The equipment is old and would like the assessed value to be reduced.
- Board: Petition granted.

Greg Klimek returned to the hearing at 3:50 p.m.

5. Judy's Nail – 1174 Farmington Avenue – Personal Property

- Appellant: Being over-assessed on personal property due to an audit on the 2023, 2022, and 2021 Grand List Tax Years. Owner of business does not own the furniture, only a minimal amount of equipment.
- Board: Petition Granted.

6. 2023 Tesla – Model Y – Gowtham Venkatesan

- Appellant: The assessed value is too high. Trade in value is \$27,000.
- Board: Petition denied.

7. 73 Morningside Drive East – Laura Kunda

- Appellant: Assessed Value is too high as dwelling is completely dated.
- Board: Petition Granted.

8. 87 Missal Avenue – Samantha Muravnick

- Appellant: Assessed Value is too high.
- Board: Petition Dismissed. No Show.

9. 102 Simpkins Drive – Dino Circosta

- Appellant: Assessed Value too high. Requested a reduction in value. Submitted comparables.
- Board: Petition Denied.

10. Covanta Bristol Inc. – 170 Enterprise Drive – Income and Expense

- Appellant: Requested the penalty fee for the Income and Expense Report be waived for not filing on a timely basis. Owner also stated, the property is 100% owner occupied with no rental income.
- Board: Petition Denied.

11. 136 Empire Way – Mark & Dawn Whitford

- Appellant: Assessed value increased due to an exterior inspection of the property as stonework on the exterior was noted on the assessor's card. Requesting the assessed value be corrected to prior year.
- Board: Petition Granted. Assessed Value reduced to \$343,420.

12. 634 Hill Street – Donna R. Hamelin

- Appellant: Assessed Value is too high.
- Board: Petition Dismissed. No Show.

13. TTEC Government – 32 Valley Street – Personal Property

- Appellant: A personal property declaration was filed incorrectly as the business was no longer operating as of July of 2023.
- Board: Petition Denied.

14. 470 Farmington Avenue – Spring Corporation – Income & Expense

- Appellant: Requested the penalty fee for the Income and Expense Report be waived for not filing on a timely basis. Owner also stated, the property is 100% owner occupied with no rental income.
- Board: Petition Granted. Penalty reduced by 50%.

A motion was made by Mary Alford, 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 7:16 p.m.

The following appeals were withdrawn:

181 Oakridge Road – Clarie and Franklyn Morgan – Real Estate

Summary of appeals:

Appeals Approved = 6
Appeals Denied = 7
Appeals Power of the Board = 0
Appeals Withdrawn = 1
Total Appeals = 14

Submitted by Michele Ososki, Secretary of the Board of Appeals