



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2020 Grand List
Wednesday, March 3, 2021 at 6 pm via Webex
Minutes**

Meeting Video: <https://youtu.be/EJOrqFgxyHg>

Board of Assessment Appeals Members Present:

Jeffrey Ginzberg Esq. - Chair, Andrew Schaffer, and Beth Walter

Hearings commenced at 6:00 pm.

6: 00 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Greg Coyne

Property Address: 378 Amity Road
Woodbridge, CT 06525

Appeal Reason: Appellant claimed assessment too high given the specific property use restrictions. The property is in a Residential A zone that is approved for only specific “business use”. Additionally, the appellant reported that the existing septic system has placed additional restrictions on the property use.

Motion: A motion was made to reduce the appraised land value from \$248,000 to \$200,000.

Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: Assessment reduced in accordance with decision.

6:25 pm: Board introduced, and appellants sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Olivia and Alexander Kurdyukov

Property Address: 16 Diana Drive
Woodbridge, CT 06525

Appeal Reason: Appellant claimed the assessment was too high and believed it should be lower given their purchase price in 2020 (comps provided).

Motion: A motion was made to deny the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: No change to current assessment.

6:37 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Maureen R. Plouffe

Property Address: 5 Warren Road
Woodbridge, CT 06525

Appeal Reason: Since appearing before the Board last year, appellant provided video evidence of continued property water issues. Further noted was mold issues and floor cracks. Given the constant property flooding, appellant is seeking additional assessment adjustment.

Motion: A motion was made to reduce the property's appraised building value by one third and the appraised land value by one third. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: Assessment reduced in accordance with decision.

6:50 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Sidney Liang

Property Address: 32 Landin Street
Woodbridge, CT 06525

Appeal Reason: Appellant claimed the property tax increased dramatically relative to similar family conversion styled properties (comps provided).

Motion: A motion was made to deny the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: No change to current assessment.

7:16pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: James Koola

Property Address: 24 Rock Hill Road
Woodbridge, CT 06525

Appeal Reason: Appellant claimed the assessment increase was too high (comps not provided).

Motion: A motion was made to deny the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: No change to current assessment.

7:22 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Christopher Dickerson

Property Addresses: 1690 Litchfield Turnpike
Woodbridge, CT 06525

Appeal Reason: Appellant noted that the property fireplace was removed in 2017 during roof renovations and would like an adjustment for the \$2,400 appraised value of the fireplace.

Motion: A motion was made to approve the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: Assessment reduced in accordance with decision.

7:53 pm: Board introduced, and appellant sworn in to appeal three properties.
(Jeffrey Ginzberg Esq. administered oath.)

Appellant: Lanzhen Liu, Hongen LLC

Property Address: 27 Manila Road
Woodbridge, CT 06525

Appeal Reason: Appellant claimed the assessment was too high (comps not provided).

Motion: A motion was made to deny the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: No change to current assessment.

Appellant: Lanzhen Liu, Hongen LLC

Property Address: 15 Enoch Drive
Woodbridge, CT 06525

Appeal Reason: Appellant claimed that the assessment was too high given the property condition and believed assessment adjustments should be made to reflect no pool or jacuzzi and to reflect that the garage is unfinished, and the enclosed porch is not actual living space. It was noted that Woodbridge Assessor Marsha Benno recently inspected the property.

Motion: A motion was made to accept the Assessor's changes (based on recent inspection). Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: Assessment reduced in accordance with decision.

Appellant: Lanzhen Liu, Shien LLC

Property Address: 36 Landin Street
Woodbridge, CT 06525

Appeal Reason: Appellant claimed the assessment was too high (comps not provided).

Motion: A motion was made to deny the appeal. Motion passed unanimously.

Vote: Yes - Jeffrey Ginzberg, Andrew Schaffer, Beth Walter

Board Decision: No change to current assessment.

Board of Assessment Appeals adjourned at 8:12 pm.

Respectfully submitted: *Toni Belenski*