



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2020 Grand List
Wednesday, March 5, 2021 at 6 pm via Webex
Minutes**

Meeting Video: <https://youtu.be/-oFAGlp7gOY>

Board of Assessment Appeals Members Present:

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

Hearings commenced at 6:06 pm.

6: 06 pm: Board introduced, and appellants sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellants: Joseph V. & Susanna Loverme

Property Address: 25 Brightwood Drive
Woodbridge, CT 06525

Appeal Reason: Appellants claimed increase in assessment and related taxes are too high relative to homes on Brightwood Drive (Brightwood Drive comps provided).

Motion: A motion was made to accept the Assessor's changes (based on Assessor's comp analysis and subject property grade change from B+ to B). Motion passed unanimously.

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

Board Decision: Assessment reduced in accordance with decision.

6:20 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Barbara A. Johnson

Property Address: 9 Dillon Road
Woodbridge, CT 06525

Appeal Reason: Appellant claimed property taxes are too high based on poor home condition including incomplete renovations, unfinished basement, rotted unusable shed along with other items documented in list provided with the appeal application (comps provided).

Board Decision: Pending inspection by the Assessor.

6:40 pm: Board introduced, and Jeff Ginzberg noted that the attorney representing the two appellants below did not need to be sworn in as he is an officer of the court.

Appellant: Joseph Dellacroce (represented by Attorney Bob DeCrescenzo from Updike, Kelly & Spellacy, PC)

Property Address: 4 N. Racebrook Road
Woodbridge, CT 06525

Appeal Reason: Property valuation is excessive based on comparable sales (comps provided.)

Motion: A motion was made to not change the assessment (deny appeal). Motion passed unanimously.

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

Board Decision: No change to current assessment.

Appellant: Christopher Dellacroce (represented by Attorney Bob DeCrescenzo from Updike, Kelly & Spellacy, PC)

Property Address: 7 Fox Hill Road
Woodbridge, CT 06525

Appeal Reason: Property valuation is excessive based on comparable sales (comps provided.)

Board Decision: Pending inspection by the Assessor.

7:20 pm: Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

Appellant: Madision Avenue Rentals LLC
Abbas Saddat

Property Address: 16 Bond Road
Woodbridge, CT 06525

Appeal Reason: Appellant stated tenant left property in bad condition and money was lost on the property. (The Appeal Application did not state an appeal reason; comps and/or evidence were not provided.)

Motion: A motion was made to not grant the appeal. Motion passed unanimously.

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

Board Decision: No change to current assessment.

Appellant: Abbas Saddat

Property Address: 25 Lorriane Drive
Woodbridge, CT 06525

Appeal Reason: Appellant stated taxes were too high. (The Appeal Application did not state an appeal reason; comps and/or evidence were not provided.)

Motion: A motion was made to not change the assessment value. Motion passed unanimously

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

Board Decision: No change to current assessment.

Board of Assessment Appeals adjourned at 8:14 pm.

Respectfully submitted: *Toni Belenski*