



**Town of Woodbridge  
Board of Assessment Appeals  
October 1, 2020 Grand List  
Wednesday, March 24, 2021 at 6 pm via Webex  
Special Meeting Minutes**

**Meeting Video:** [https://youtu.be/wYdOtNqI\\_8w](https://youtu.be/wYdOtNqI_8w)

**Board of Assessment Appeals Members Present:**

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

The meeting was called to order by Chairman Ginzberg at 6:00 pm.

Based on the March 5 Hearings for the two properties below, the Board requested that the Town Assessor conduct an inspection for each property prior to the Board's decision. The results of the Assessor's inspection will be considered during Board deliberation.

**Appellant: Christopher Dellacroce (represented by Attorney Bob DeCrescenzo from Updike, Kelly & Spellacy, PC at the March 5 Hearing)**

**Property Address:** 7 Fox Hill Road  
Woodbridge, CT 06525

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

**Inspection Determination:** The Assessor made a recommendation to revise the property valuation based on the property inspection. The Assessor's basis for determination was read into record which included a change in grade to the exterior of the house and a depreciation reduction to property outbuildings.

**Motion:** Andrew Schaeffer motioned to accept the Assessor's recommendation to revise the property valuation from \$356,090 to \$333,760 on the total assessed value. Beth Walter seconded the motion. Motion passed unanimously.

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

**Board Decision: Assessment reduced in accordance with decision.**

**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).

**Inspection Determination:** Appellant was not available for the Assessor to conduct an inspection.

**Motion:** A motion was made by Beth Walter for no change because an inspection was not completed. Andrew Schaeffer seconded the motion. Motion passed unanimously.

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

**Board Decision:** No change to current assessment.

The meeting of the Board of Assessment Appeals adjourned at 6:06 pm.

Respectfully submitted: *Toni Belenski*