



**Town of Woodbridge  
Board of Assessment Appeals  
October 1, 2021 Grand List  
Meeting Minutes  
Saturday, March 26, 2022 at 9 am  
Town Hall – Central Meeting Room**

**Board of Assessment Members Present:** Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq. and Lin Yang

- Meeting called to order at 9:00 am.
- The following scheduled Hearings took place followed by Board deliberation.

**9: 00 am:** Board introduced, and appellants sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellants: Lawrence Dickovick**

**Property Address:** 908 Baldwin Road  
Woodbridge, CT 06525

**Appeal Reason:** Appellant believes the value placed on the silo structure on his property is too high. He noted the structure is decorative only and confirmed that it has electricity.

**Board Decision: Pending inspection by Assessor.**

**9:10 am:** 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:** Appellant reported water damage to house and property has been ongoing since her 2021 appeal. She noted new foundation cracks, basement floor cracks where water seeps in, and sink hole near mailbox along with a significant mold situation.

**Motion: Motion:** Chair Ginzberg motioned to reduce land and dwelling assessment by 50%. Andrew Schaffer seconded. Motion passed.

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

**Abstain** - Lin Yang

**Board Decision: Assessment reduced to \$30,837 (from \$61,674).**

**9:20 am: Failure to Appear**

**Appellant: John Hall & Ning Jia**

**Property Address:** 21 Pine Ridge Road  
Woodbridge, CT 06525

The appellants did not appear at 9:20 am. The board waited for 10 minutes until 9:30 am.

**Motion:** Chair Ginzberg motioned to enter a default if appellants fail to appear or are 10 minutes past their appointment time due to other scheduled hearings. Andrew Schaffer seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**9:40 am:** Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Stillman Jordan**

**Property Address:** 44 Nettleton Drive  
Woodbridge, CT 06525

**Appeal Reason:** Appellant feels the appraisal and property taxes are too high noting he purchased the home as a fixer upper. Home was purchased less than a year ago for \$808,000. Appraisal Report dated March 10, 2021 was provided by appellant highlighting market value of property as \$810,000.

**Motion:** Chair Ginzberg motioned to not change the assessment on the basis of insufficient evidence. Andrew Schaffer seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**9:50 am:** Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Jason Morrill**

**Property Address:** 1182 Racebrook Road  
Woodbridge, CT 06525

**Appeal Reason:** Appellant believes his assessment and taxes are higher than other similar properties. Appellant provided spreadsheet that compared his antique-styled home to homes of similar dwelling square footage and property acreage. (Comps provided were a variety of home styles, not only antique homes; square footage was not broken down and dwelling grades were not included.)

**Motion:** Andrew Schaffer motioned to not change the assessment on the basis of insufficient evidence. Jeffrey Ginzberg seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**10:10 am:** Board introduced, and appellants sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Jim & Leslie Cavanaugh**

**Property Address:** 25 Manila Avenue (subject property, two-family rental property)

**Mailing Address:** 42 Peck Hill Road  
Woodbridge, CT 06525

**Appeal Reason:** The appellants primarily questioned whether same size two-family homes were treated differently than single family homes in a similar area. They also questioned the condition of their two-family dwelling and land value.

**Board Decision: Pending information from the Assessor.**

**10:20 am:** Board introduced, and appellant sworn in. Chair Ginzberg recused himself due to a conflict of interest. (Andrew Schaffer, Esq. administered oath.)

**Appellant: Wendy Davis**

**Personal Property: 1989 Nissan 240 SX**

**Property Address:** 248 Ansonia Road  
Woodbridge, CT 06525

**Appeal Reason:** Appellant felt her motor vehicle has no monetary value explaining its value is only sentimental in nature, and taxes are not warranted. (Pictures of the vehicle were provided for the Board to review.)

**Motion:** Andrew Schaffer motioned to change the motor vehicle assessment to \$500 on the basis of evidence provided. Lin Yang seconded. Motion passed.

**Vote: Yes** - Andrew Schaffer, Lin Yang

**Recused** - Jeffrey Ginzberg recused himself from this hearing.

**Board Decision: Assessment reduced to \$500 (from \$1,440).**

**10:30 am:** Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Savino Vineyards LLC**

**Jerry Savino**

**Property Address:** 128 Ford Road  
Woodbridge, CT 06525

**Appeal Reason:** Appellant feels the assessment of furniture and fixtures are too high and questioned the handling of his business' farm equipment exemption. However, it appeared that the appellant's value was higher than the town's value. Board members explained all appropriate exemptions were given.

**Motion:** Chair Ginzberg motioned to not change the assessment. Andrew Schaffer seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**10:40 am: Failure to Appear**

**Appellant: Chen Zhao**

**Property Address:** 10 Seymour Road  
Woodbridge, CT 06525

**Motion:** Andrew Schaffer motioned to deny the appeal due to failure to appear. Chair Ginzberg seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**11:00 am: Hearing Cancelled by Appellant**

**Appellant: Metro Testing**

**Ndubuisi Asoh**

**Property Address:** 30 Hazel Terrace, Suites 3 & 4  
Woodbridge, CT 06525

**Motion:** Chair Ginzberg motioned to deny appeal due to failure to appear. Andrew Schaffer seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**11:10 am: Hearing Cancelled by Appellant**

**Appellant: Hongen LLC**

**Property Address:** 27 Manila Avenue  
Woodbridge, CT 06525

**Motion:** Chair Ginzberg motioned to deny appeal due to failure to appear.

Andrew Schaffer seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**11:30 am:** Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Children's House of Montessori**

**Carolyn Chapman**

**Property Address:** 1666 Litchfield Tpke.  
Woodbridge, CT 06525

**Appeal Reason:** Appellant explained business is a 501(c)(3) organization, and the reason for the appeal is to reinstate the non-profit exemption.

**Motion:** Andrew Schaffer motioned to grant the business its non-profit exemption status; Chair Ginzberg seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Non-profit exemption to be reinstated.**

**11:50 am:** Board introduced, and appellant sworn in. (Jeffrey Ginzberg Esq. administered oath.)

**Appellant: Nicholas Stivachtis**

**Personal Property: 1954 Chevy Bel-Air – 4 door vehicle**

**1999 Ford Mustang**

**2000 Audi S4**

**1999 Harley-Davidson Sportster**

**Cobra**

**Property Address:** 11 Dales Drive  
Woodbridge, CT 06525

**Appeal Reason:** Appellant appealed the assessment value of several motor vehicles noting that the Audi, Ford and Chevy do not run. Pictures of the Chevy Bel-Air were provided for the Board to review the vehicle condition and to determine that it is a four-door model. Appellant proved that the town assessment was based on a more valuable two door Chevy, and not the Chevy in question. Evidence was not provided for any other vehicle.

**Motion:** Andrew Schaffer motioned to reduce the assessment value of the Chevy Bel-Air to \$3000 and to retain the current assessment value for all other vehicles. Chair Ginzberg seconded. Motion passed unanimously.

**Vote: Yes** - Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: 1954 Chevy Bel-Air assessment reduced to \$3,000 (from \$35,400).**

**No assessment change for any other vehicles.**

Board of Assessment Appeals adjourned at 12:49 pm.

Respectfully submitted: *Toni Belenski*