



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2021 Grand List
Meeting Minutes
Tuesday, April 6, 2022 at 6 pm
Town Hall – Central Meeting Room
SPECIAL MEETING**

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

- Meeting called to order at 6 pm.
- The Board deliberated as follows.

6:00 pm Board introduced, and Marsha Benno, Assessor 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.

Motion: Chairman Ginzberg motioned to reduce from 100% to 80% the Barn, Silo, Fireplace, and Shed to match the Residence. Assessor explained there was an override in the system since 2014 keeping it at 100%. No notes as to why the override was there. Andrew Schaffer seconded.

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

Board Decision: Reduce the Barn, Silo, Fireplace, & Shed from 100% to 80% to match the Residence. New Assessment will be \$26,950.

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

Appellant: Maureen R. Plouffe

Property Address: 5 Warren Road
Woodbridge, CT 06525

Appeal Reason: The Appellant sought to reduce the assessed value again since last year due to continuing deteriorating conditions. At last week's meeting on 3/26/22, the BAA reduced the assessed value again for a third year in a row. Following the 2019 revaluation, there was a BAA reduction in 2020, and 2021. This is the third request for reduction. The town assessor brought to the board's attention the fact that a BAA change in value can only be done once in a 5-year revaluation cycle and that the BAA was without statutory authority to change it again. The BAA consulted the statute and caselaw. To reverse the reduction given at the last meeting, March 26, 2022, a motion was made to reinstate the prior assessment value in 2021. There was no motion to go back to the 2020 value following the 2019 revaluation.

Motion: Chair Ginzberg motioned to reverse the Assessment from \$30,837 back to the 2021 Assessment of \$61,674. Andrew Schaffer seconded the motion.

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

Board Decision: Increase the Assessment back to the 2021 total of \$61,674.

06:50 pm: Board introduced, and Marsha Benno, Assessor 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.

Motion: Andrew Schaffer motioned for no change to the assessment. They have no evidence of an appraisal for the building, and they see no reason to lower the land value. Jeffrey Ginzberg seconded the motion.

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

Board Decision: No Change to the Assessment

Board of Assessment Appeals adjourned at 7:00 pm.

Respectfully submitted: *Cathy Trzaski*