



Town of Woodbridge
Board of Assessment Appeals
Hearing Minutes – October 1, 2021 Grand List
Woodbridge Town Hall - 11 Meetinghouse Lane
September 24, 2022 - 9 am

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

- Meeting called to order at 9 am.
- Appeals scheduled for September 24, 2022 were presented to the Board of Assessment Appeals. Also, there were two files relating to miscellaneous Application Appeals requests for the Board to address.
- Board deliberation took place for both September 22 and September 24 Application Appeals.

September 24, 2022 Appeals:

9:00 am: Board introduced, and oath administered.

Appellant: Richard Spear (authorized agent for Clara Munoz) – 823 Fountain Street, Woodbridge CT

Vehicle: 1995 Ford Bronco

Appeal Reason: Age of vehicle. A signed Antique, Rare, or Special Interest Motor Vehicle Affidavit was on file with the Office of the Assessor.

Motion: Lin Yang motioned to approve the appeal on the basis that the signed affidavit was on file. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$7,140** to **\$ 500**.

9: 10 am: Board introduced, and oath administered.

Appellant: Jeffrey Smith – 39 Acorn Hill Road, Woodbridge CT

Vehicle: 2014 Acura RLX Tech

Appeal Reason: High mileage-254,000.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$13,580** to **\$9,293**.

9:20 am: Board introduced, and oath administered.

Appellant: Daniel Nolan – 135 Ford Road, Woodbridge CT

Vehicle1: 2015 Toyota Highlander XLE

Appeal Reason: Vehicle was in a rear-end collision that required \$8700 in repairs. It was reported that the vehicle has not operated the same since the accident, and the resale value is reduced due to the accident.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of the reduction of the car's value due to the accident as well as high mileage. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$18,600** to **\$15,809**.

9:30 am: No Show

Appellant: Xiangcheng Luo – 15 Richard Sweet Drive, Woodbridge CT

Vehicle1: 2008 Honda Fit

Appeal Reason: High mileage.

Motion: Andrew Schaffer motioned to deny the appeal on the basis of no show. Lin Yang seconded motion. All in favor.

Decision: Assessment is unchanged.

Miscellaneous Appeal Application Requests:

Appellant: Viviana L. Livesay – 25 Fox Hill Road, Woodbridge CT

Vehicle1: 1990 Lexus LS400 (Classic Vehicle)

Appeal Request: In correspondence to the Board dated July 12, 2022, the appellant requested that her application be reviewed in March 2023 because of planned vacation during September.

Motion: Andrew Schaffer motioned to honor the request for the appellant to present her application at the March 2023 hearings. Lin Yang seconded motion. All in favor.

Appellant: Denis Tereb – 15 Westward Road, Woodbridge CT

Vehicle1: 2014 Acura RLX

Appeal Reason: High mileage, but appellant **declined** to meet with the Board.

Motion: Andrew Schaffer motioned to deny the appeal on the basis of no show. Lin Yang seconded motion. All in favor.

Decision: Assessment is unchanged.

Board Decisions for Application Appeals from September 22, 2022:

Appellant: Cipora Cynowicz – 8 Country Road, Woodbridge CT

Vehicle: 1998 Camry XLE

Appeal Reason: Age of vehicle. A signed Antique, Rare, or Special Interest Motor Vehicle Affidavit was on file with the Office of the Assessor.

Motion: Andrew Schaffer motioned to approve the appeal on the basis that the signed affidavit was on file. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$1,930** to **\$ 500**.

Appellant: Debra L Brander Barbieri – 10 October Hill Road, Woodbridge CT

Vehicle: 2015 Subaru Forester

Appeal Reason: Body condition & mileage.

Motion: Lin Yang motioned to deny the appeal on the basis of no show. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment is unchanged.

Appellant: Amy & Warren Artemuch – 1070 Johnson Road, Woodbridge CT

Vehicle1: 1982 Porsche 928

Appeal Reason: Estimated too high based on body condition. Photos provided.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis on poor body condition. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$12,950 to \$500.**

Appellant: Charles Brown – 16 Woodland Drive, Woodbridge CT

Vehicle1: 1979 Corvette

Appeal Reason: Classic car, not a daily use car. A signed Antique, Rare, or Special Interest Motor Vehicle Affidavit was on file with the Office of the Assessor.

Motion: Lin Yang motioned to approve the appeal on the basis that the signed affidavit was on file. Andrew Schaffer seconded motion. All in favor.

Decision: Assessment changed from **\$7,880 to \$500.**

Appellant: Sally Houser – 1206 Racebrook Road, Woodbridge CT

Vehicle1: 1983 Mercedes Benz -300D Turbo

Appeal Reason: age of car-39 years, 180,000 miles, some body rot.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of high mileage. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$2,540 to \$2,295.**

Appellant: Howard Sadinsky – 12 Pine Ridge Road, Woodbridge CT

Vehicle1: 2011 Toyota Rav4

Appeal Reason: High mileage-155,000.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis on high mileage. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$9,450 to \$8,820.**

Appellant: Jerome Bureson – 87 Bradley Road, Woodbridge CT

Vehicle1: 1990 Nissan 300ZX

Appeal Reason: Age of vehicle and status. Resident provided the Board with a signed Antique, Rare, or Special Interest Motor Vehicle Affidavit for the Office of the Assessor's records.

Motion: Lin Yang motioned to approve the appeal on the basis that the signed affidavit was furnished to the Board. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$3,380 to \$500.**

Appellant: Thomas Sabellico – 12 Overlook Road, Woodbridge CT

Vehicle1: 1996 Nissan Maxima GL

Appeal Reason: Classic vehicle. A signed Antique, Rare, or Special Interest Motor Vehicle Affidavit was on file with the Office of the Assessor.

Motion: Andrew Schaffer motioned to approve the appeal on the basis that the signed affidavit was on file. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$1,870** to **\$500**.

Appellant: Karolyn Harwood (authorized agent for Robert Harwood) 44 Hunting Hill Rd., Woodbridge CT

Vehicle1: 1996 Toyota Land Cruiser

Appeal Reason: High mileage-330,000, excessive body rust and rot, interior issues (immobile driver's seat, ripped seats, rear window leak)

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis on high mileage, and overall poor vehicle condition. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$10,780** to **\$3,150**.

Appellant: Ryan Mills – 1189 Johnson Road, Woodbridge CT

Vehicle1: 2004 Toyota Sienna

Appeal Reason: High mileage - 268,000.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$3,220** to **\$2,170**.

Appellant: Stephen Sappo – 1192 Johnson Road, Woodbridge CT

Vehicle 1: 2009 Toyota Prius

Appeal Reason: High mileage-313,000 and overall poor vehicle condition (interior ripped apart, no A/C, exterior dings).

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage, and poor exterior and interior body condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$4,380** to **\$2,330**.

Vehicle 2: 1996 Chevy 1500

Appeal Reason: Vehicle is rotted including brake line, and it is not road worthy (currently on blocks).

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis on poor overall vehicle condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$3,270** to **\$500**.

Vehicle 3: 2001 Chevy C3500

Appeal Reason: Vehicle is used as a site-truck only. It is not road worthy—rotted out, bad transmission, cannot operate in reverse.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of poor overall poor vehicle condition. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$7,000** to **\$500**.

Appellant: Brian Frantz – 26 Cross Hollow Road, Woodbridge CT

Vehicle 1: 2014 Honda CRV

Appeal Reason: Overall poor body condition (scratches and dents).

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis on body condition. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$11,570** to **\$11,070**.

Appellant: Antvan Huribal – 94 Acorn Hill Road, Woodbridge CT

Vehicle1: 2006 Lexus RX330

Appeal Reason: High mileage-250,000 & overall poor vehicle condition.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage, and poor body condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$6,200** to **\$4,450**.

Vehicle 2: 2001 Nissan Frontier

Appeal Reason: Poor body condition including rust.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of poor body condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$6,410** to **\$5,910**.

Vehicle 3: 2013 Honda Civic LX

Appeal Reason: High mileage-over 150,000.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$7,820** to **\$6,820**.

Vehicle 4: 2003 Nissan Frontier

Appeal Reason: High mileage-350,000 & overall vehicle damage and poor condition.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of high mileage, and poor overall vehicle condition. Lin Yang seconded motion. All in favor.

Board Decision: Assessment changed from **\$5,010** to **\$3,460**.

Vehicle 5: 2002 Dodge Caravan

Appeal Reason: High mileage-over 200,000 & vehicle condition including rust and brake system issue.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage, and poor body condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$1,590** to **\$635**.

Vehicle 6: 2011 Ford Transit

Appeal Reason: High mileage-250,000 & damaged body condition.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of high mileage, and poor vehicle condition. Andrew Schaffer seconded motion. All in favor.

Board Decision: Assessment changed from **\$5,780** to **\$3,443**.

Appellant: Vasant B. Khachane – 14 Spear Circle, Woodbridge CT

Vehicle1: 1987 Porsche Turbo

Appeal Reason: Classic car. A signed Antique, Rare, or Special Interest Motor Vehicle Affidavit Form was on file with the Office of the Assessor.

Motion: Andrew Schaffer motioned to approve the appeal on the basis that the signed affidavit was on file. Lin Yang seconded motion. All in favor.

Decision: Assessment changed from \$ 70,000 to \$500.

Appellant: Sekot Home Improvement – 40 Cedar Rock Rd, Woodbridge, CT

Mariusz Mucha

Vehicle 1: 2015 Ford F150

Appeal Reason: Estimates salvage-rebuild truck value to be 40-50% less than book value and identified vehicle to be Crew Cab XL.

Motion: Lin Yang motioned to approve the appeal and reduce the assessment on the basis of the adjustment for vehicle model, and salvage rebuild value. Andrew Schaffer seconded motion. All in favor.

Decision: Assessment changed from \$ 22,660 to \$13,682.

Vehicle 2: 2015 GMC K1500 Sierra

Appeal Reason: Estimates salvage-rebuild truck value to be 40-50% less than book value. Electrical issues were noted, and high mileage.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of mileage, condition, and salvage rebuild value. Lin Yang seconded motion. All in favor.

Decision: Assessment changed from \$ 21,210 to \$ 14,637.

Appellant: Jody Ellant – 67 Deer Run Road, Woodbridge CT

Vehicle1: 2011 Tesla Roadster Sport

Appeal Reason: The car is “bricked” (unable to accept a charge). The vehicle cannot currently operate, and it may be irreparable. The issue is confirmed in a letter from Gruber Motor Company provided to the Office of the Assessor.

Motion: Andrew Schaffer motioned to approve the appeal and reduce the assessment on the basis of the condition of the vehicle. Lin Yang seconded motion. All in favor.

Decision: Assessment changed from \$77,490 to \$42,000.

Meeting adjourned at 11:30 am.

Respectfully submitted: *Toni Belenski*