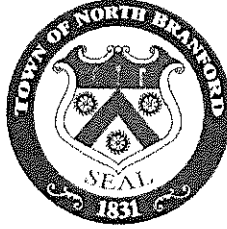


CHAIRPERSON
DAWN PEARSON

MEMBER
LAWRENCE CASEY

MEMBER
R. STEPHEN ONOFRIO



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

Board of Assessment Appeals

March 4, 2025

MINUTES SPECIAL MEETING MARCH 3, 2025

Chairperson Dawn Pearson, called the Board of Assessment Appeals Special Meeting to order on Monday, March 3, 2025 at 6:00 p.m. Also present were members R. Stephen Onofrio and Lawrence Casey.

The minutes of the September 10, 2024 regular meeting were read. Lawrence Casey made a motion to approve the September 10, 2024 meeting minutes. R. Stephen Onofrio seconded; all approved.

The following appeals were scheduled, heard and/or acted upon:

1. Angeloni, Rose Marie – 67 Glenwood Rd – Real Estate – List #4908 – Reason for appeal: overvalued per market – BAA action: **REDUCE** appraised value to \$850,400.
2. Christiano, Eric – 237 Totoket Rd – Real Estate – List #2239 - Reason for appeal: overvalued as– BAA action: **REDUCE** appraised value to \$306,520.
3. Vita, Deborah – 11 North St – Real Estate – List #4130 - Reason for appeal: condition listed as very good, should be average – BAA action: property is probably undervalued. **NO CHANGE**
4. Bassett, William – 10 Foote Hill Rd – Real Estate – List #2221 - Reason for appeal: water issues – BAA action: **REDUCE** appraised value to \$357,832.
5. Wisting, Walter – 317 Twin Lakes Rd – Real Estate – List #4301 - Reason for appeal: new assessment is too high– BAA action: **REDUCE** appraised value to \$345,800
6. Dipalma, Antonio – 54 Hummingbird Dr – Real Estate – List #3644 - Reason for appeal: overvalued per appraisal – BAA action: no show. **NO CHANGE**
7. Corniello, Francis – 365 Village St – Real Estate – List #5469 - Reason for appeal: requesting a reduction in assessment– BAA action: **NO CHANGE**
8. Rodriguez, David – 17 Pioneer Dr – Real Estate – List #4227 - Reason for appeal: overvalued– BAA action: **REDUCE** appraised value to \$420,000.
9. Augur, Fred – 407 Forest Rd – Real Estate – List #170 - Reason for appeal: increase of almost 60% – BAA action: **NO CHANGE**
10. Augur, Fred – 409 Forest Rd – Real Estate – List #5269 - Reason for appeal: increase of almost 60% – BAA action: **NO CHANGE**

11. Dilella, Frank – 45 Notch Hill Rd – Real Estate – List #1188 - Reason for appeal: high assessment – BAA action: **NO CHANGE**
12. Castracane, Alexander – 20 Totoket Rd – Real Estate – List #2402 - Reason for appeal: appraisal value is too high based on recently sold equivalents and condition of property – BAA action: lower for square footage. **REDUCE** appraised value to \$560,800.
13. Arcucci, Louis – 201 Valley Rd – Real Estate – List #134 - Reason for appeal: assessment too high for the condition of the house– BAA action: **NO CHANGE**
14. Horotan, Adrian – 35 Linsley Lake Rd – Real Estate – List #1278 - Reason for appeal: market value and house defect– BAA action: **NO CHANGE**
15. Wild Wind Stables – 1893 Middletown Ave - Real Estate – List #2922 - Reason for appeal: assessment too high – BAA action: **NO CHANGE**
16. Joiner, Ashley – 41 Jackson Ln – Real Estate - List #1600 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$482,600.
17. Maggiore, Danny – 17 Circle Dr – Real Estate – List #2215 - Reason for appeal: unfinished living space included in assessment – BAA action: **NO CHANGE**
18. 1405 Middletown Ave LLC – 1405 Middletown Ave – Commercial Real Estate - List #1913 - Reason for appeal: value exceeds market value – BAA action: **NO CHANGE**
19. Fairwood Co – 2410 Foxon Rd – Commercial Real Estate – List #1353 - Reason for appeal: value exceeds market value – BAA action: **NO CHANGE**
20. Norwood, Earl III – 2430 Foxon Rd – Commercial Real Estate – List #492 - Reason for appeal: value exceeds market value – BAA action: **NO CHANGE**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,



Jessica Dellacamera
Clerk, Board of Assessment Appeals